City of Annapolis
Department of Planning & Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2535

HistPres@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Guidelines for Filing
Historic Preservation Commission Public Hearing Application

Authority
Annapolis City Code: 21.56.040 Certificate of Approval and 21.56.060 Application Review A.

General Information

Submittal requirements

9 Packets Total
1 Original master packet + 8 collated additional packets
1 PDF on a Thumb Drive or Disc of entire application

Each packet must include the following:

1. Application for Certificate of Approval.
2. Building Permit Application, Sign Permit Application, Fence Permit Application, Curb Cut Application, Application for Demolition, and/or Tree Removal Permit Application if applicable.
3. Photographs or digital images clearly showing the building and the sections to be altered.
4. Drawings and plans of the proposed alteration or improvement that meet the following requirements:
   a. Minor Alterations (shutters, light fixtures, etc.):
      i. Brief description, including sizes, type of material (wood, metal, asphalt, etc.) and/or pictures from the builder's catalogues. Drawings and plans may be substituted for this brief description. Drawings shall be clear, well marked and show all dimensions. Dimensions must be exact and not estimated. All drawings and plans must be folded, NOT ROLLED.
      ii. Drawings must be to scale (1/4" to 1'), dimensions must be exact, not estimated.
   b. Major Alterations and Improvements (new construction, additions, modifications, renovations)
      i. Site plan.
      ii. Drawings to include: plans, sections, elevations and details. They must be scaled and include dimensions and notes describing the materials. Drawings must be clear and well marked. All drawings and plans must be folded, NOT ROLLED.
      iii. Drawings must be to scale (1/4" to 1'), dimensions must be exact, not estimated.
   c. Demolition: Applications shall include information, plans, and a schedule for the treatment and improvement of the created space.

Schedule of meetings
Public Hearings are held on the 2nd Tuesday of each month, at 7:30 p.m., in the City Council Chamber, 160 Duke of Gloucester Street, Annapolis, Maryland. The applicant or his/her agent **must** attend. Otherwise, if there are questions, the application can be ruled as incomplete and no action will be taken.

APPLICANTS PLEASE NOTE: Work may not begin until after receipt of the certificate of approval from the Historic Preservation Staff and the issuance of a permit from the Department of Planning and Zoning. Once approved by the HPC, a copy of the Certificate of Approval and any accompanying paperwork/permit applications will be forwarded to the Department of Planning and Zoning who will notify you when your permit is ready to be picked up.

City of Annapolis
Department of Planning & Zoning
Historic Preservation Division
145 Gorman Street, 3rd Floor
Annapolis, MD 21401-2535

HistPres@annapolis.gov • 410-263-7961 • Fax 410-263-1129 7961 • MD Relay or 711 • www.annapolis.gov

FOR CITY USE ONLY	
AGENDA #	
MEETING DATE	

HPC Public Hearing Application
for Certificate of Approval

Building site address 76 Conduit Street, Annapolis, Maryland 21401-2602

Provide complete information below. Mailing addresses and telephone numbers are *required*.

Property Owner Information	Contractor's Information
Name Michael K. Hantke/Stacey Adams	Name TBD
Address 76 Conduit Street	Address
City Annapolis State MD Zip 21401	City State Zip
Day phone Cell	Day phone Cell
E-mail hantke21401@gmail.com	E-mail

Authorizing Applicant Information	Architect/Engineer Information
Name Good Architecture, PC (Wayne L. Good, FAIA)	Name Good Architecture, PC
Address 132 West Street	Address 132 West Street
City Annapolis State MD Zip 21401	City Annapolis State MD Zip 21401
Day phone 410.268.7414 Cell	Day phone 410.268.7414 Cell
E-mail wayne@goodarchitecture.com	E-mail wayne@goodarchitecture.com

1. Applicant/Agent to receive comments Yes
2. Will you be applying for the Historic Preservation Tax Credit? ☐ Yes ☑ No

   The tax credit is limited to those expenses having to do with the exterior features of a structure and the total estimate of expenses per application must exceed $5,000. Applications must be submitted prior to start of work. Please refer to the Annapolis City Code Section 6.04.230 – Historic Preservation Tax Credit.
3. Are there any easements or deed restrictions for the exterior of this building or the site? ☐ Yes ☑ No

   If yes, submit a letter from the easement holder stating their approval of the proposed work.
4. A site plan to scale indicating property lines and lot dimensions, adjacent street and curb cuts, existing structures and locations for all existing and proposed exterior signs.

   If signs are proposed please provide drawings indicating material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.
5. Scaled drawings (1/4" to 1') for new construction, additions, and major alterations must be submitted. Drawings must include: plans, sections, elevations and details.

   1 full size to scale set of 11" x 17" or larger plans & 8 reduced sets on 8" x 11" or 8" x 14" to scale.
6. Printed color photographs or digital photos of existing conditions must be submitted in original packet. Photocopies of the photographs may be used in the remaining eight packets. Once your project is completed, photos of the completed work must be submitted to the Historic Preservation Staff within 60 days.
7. Applicant must provide cut sheets/specifications on materials and methods to be used.

8. Required permits attached, if applicable: ☐ Fence ☐ Tree ☐ Sign ☑ Building

9. A PDF on a Disc or Thumb Drive of entire application package must be submitted.

10. Description of work proposed. **Please be specific and include as much information as possible in the box below.** Attach an extra sheet if more space is needed.

1. Existing one storey rear addition with second floor, walk-out, roof deck, to be demolished.
2. Existing rear wood deck to be demolished.
3. Construct new two storey rear addition with attic floor walk-out roof deck.
4. Construct new rear wood deck.
5. Miscellaneous interior renovation/remodeling per floor plans.

11. Estimated cost of improvement $ $400,000.00

Filing Fee

Rate is 1% of Estimated Cost of Improvement. (Minimum of $25.00 – Maximum of $1,000.00)
Rate is 2% of Estimated Cost of Improvement for "After the Fact" Approvals (Minimum of $50.00 – Maximum of $2,000.00)

Make check payable to *City of Annapolis*

Signature of owner or authorized agent

The applicant certifies & agrees as follows: (1) that they are authorized by the property owner to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically approved by the Historic Preservation Commission; (5) that they are authorized by the property owner to grant City officials the right to enter onto the property for the purpose of inspecting the work permitted.

A Notice of Public Hearing sign will be made available to the applicant. By signing this application, the applicant acknowledges that it is their responsibility to post the sign 15 days before the hearing.

Owner/Applicant signature  Date 2 March, 2017

FOR HPC USE ONLY

Rate **x** Estimated Cost $ _____ Application received _____

Date paid _____ Amendment to COA # _____

City of Annapolis
Department of Planning and Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2529

FOR CITY USE ONLY	
PERMIT #	
ISSUED	
BY	
EXPIRES	

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Building Permit Application

Per City Code Section 17.12.056, fees are not refundable.

Please note that, per City Code Section 17.28.090, any expansion or change in use may be subject to capital facility assessment charges.

Building site address 76 Conduit Street, Annapolis, Maryland 21401-2602 Suite/Unit # _____

Property Tax ID # 06-000-02441325 Lot # _____

Is above address within the Historic District area? ☐ Yes ☐ No Waterfront? ☐ Yes ☑ No

Within the floodplain? ☐ Yes ☐ No Sprinkler system in building? ☐ Yes ☑ No

Property Owner Information

Name Michael K. Hantke/Stacey Adams

Address 76 Conduit Street

City Annapolis State MD Zip 21401

Day phone _____ Cell _____

E-mail hantke21401@gmail.com

Contractor's Information

Name TBD

Address _____

City _____ State _____ Zip _____

Day phone _____ Cell _____

E-mail _____

Applicant Information

Name Good Architecture, PC (Wayne L. Good, FAIA)

Address 132 West Street

City Annapolis State MD Zip 21401

Day phone 410.268.7414 Cell _____

E-mail wayne@goodarchitecture.com

Architect/Engineer Information

Name Good Architecture, PC

Address 132 West Street

City Annapolis State MD Zip 21401

Day phone 410.268.7414 Cell _____

E-mail wayne@goodarchitecture.com

Occupant Information

Name Owner - see above

Address _____

City _____ State _____ Zip _____

Day phone _____ Cell _____

E-mail _____

Permit Information

Please check if any of the following work to be done is:

☐ Plumbing ☑ Electrical ☑ HVAC ☐ Gas

☑ Residential ☐ Commercial

Value of work $ _____

Please provide 24-hour emergency contact information:

Name _____ Phone _____

Describe proposed work:

1. Existing one storey rear addition with second floor, walk-out, roof deck, to be demolished.
2. Existing rear wood deck to be demolished.
3. Construct new two storey rear addition with attic floor walk-out roof deck.
4. Construct new rear wood deck.
5. Miscellaneous interior renovation/remodeling per floor plans.

Permit # _____

Building site address 76 Conduit Street, Annapolis, MD 21401 Date 3 March 2017

Contractor License	License #	Expiration Date
MHIC	TBD	
State of MD Construction	TBD	
MD Homebuilder Registration (New residential dwellings only)	TBD	

Dimensions of Proposed Structure

Lot size 3,952 SF Building size 21'-5" x 23'-10" Building height 23' # of stories 2

Basement area only 503 Total floor area (including basement) 1,476

Proposed setbacks from property line (ft) Front NA Left Match Ex. Rear 53'-8" Right 5'-8"

Is it a corner lot? ☐ Yes ☑ No

If a water or sewer connection is required, I prefer:

☑ City installation ☐ To seek approval of the Public Works Department to have it installed by a licensed contractor (which may require a Street/Sidewalk Opening Permit and/or a bond)

Are trees being removed? ☐ Yes ☑ No If yes, complete a Tree Permit application.

Are there trees within 15' of the limit of disturbance? ☐ Yes ☑ No If yes, complete a Trees in Construction Areas form.

A use permit is required for new tenants, change of occupancy or owner, or expansion of a commercial use. (A use permit application must accompany the building permit application.)

Existing use Single Family Private Residence

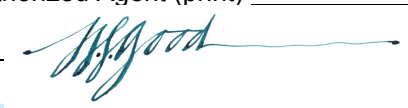
Proposed use Single Family Private Residence

A certificate of occupancy may be required as determined by the Code Official.

Signature of owner or authorized agent

The applicant certifies and agrees as follows: (1) that they are authorized to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically described in this application; (5) that they grant City officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices; (6) if you choose to appeal the issuance, decision, determination or order of this permit, the petition for appeal shall be in writing stating the grounds for appeal and shall be filed with the Building Board of Appeals within 15 calendar days of issuance, decision, determination or order. Any right to appeal shall be waived if not timely filed.

Owner or Authorized Agent (print) Wayne L. Good, FAIA, Architect

Signature  Date 2 March, 2017

FOR CITY USE ONLY

PZ final approval _____ Date _____

App fee paid _____ Permit fee _____ Fee due _____

City of Annapolis
Department of Planning and Zoning
145 Gorman Street Fl 3
Annapolis, MD 21401-2529

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Residential Building Permit Plan Requirements

For One and Two Family Dwellings

Five (5) copies of the following **must** be submitted or the application will not be processed.

Site address of proposed work: 76 Conduit Street, Annapolis, Maryland 21401-2602

Does this work require water and/or sewer connection or upgrade? ☐ Yes ☑ No

Tax Account number on permit application 06-000-02441325

Attached	Not Applicable	Required Submittal (Confirm 5 copies of each below) *Specifications on page 2.*
☑	☐	1. Building Permit Application
☑	☐	2. Site Plan
☑	☐	3. Floor Plans
☑	☐	4. Elevation Views
☑	☐	5. Wall Section
☑	☐	6. Footing Plan
☑	☐	7. Foundation Plan
☑	☐	8. Framing Plan
☑	☐	9. Door And Window Schedule
☐	☐	10. Standard Erosion & Sediment Control Form
☐	☐	11. Occupancy Inspection Application Form (*One Copy Only)*
☐	☐	12. Stormwater Maintenance Agreement
☐	☐	13. Bond
☑	☐	14. Sprinkler Permit Application ***
☐	☐	15. Green Building Worksheet (If Applicable)

All construction plans must be in compliance with IRC2012 as amended by the City of Annapolis and are required on all new residential structures including single family dwellings, additions, accessory structures and other remodeling and repair jobs. Plans must be drawn to scale.

I attest that the above plans/forms are either attached or are not required as noted above.

Applicant signature  Date March 2, 2017

No work may begin until you have received your building permit card for posting.

Specifications

SITE PLAN - Locate proposed building on your site plan showing setback dimensions to the property lines to satisfy zoning requirements. Proposed buildings cannot be installed over any underground utilities. Provide dimensions of building including dimensions of any garage, porch, deck, etc., also on site. Provide relation to existing structures on site. Show porches, decks, and steps.

FLOOR PLAN - Show overall dimensions of rooms. Label rooms, locate windows, doors, plumbing fixtures, etc., at each level.

ELEVATIONS - Show outside view from all four sides of what the building will look like when completed. Indicate heights for new construction.

WALL SECTION - Show detail and types of material to be used such as concrete footings, concrete slabs, studs, sheathing, floor joists, aluminum siding, roof trusses, insulation R values, etc.

FOOTINGS AND FOUNDATION PLANS – Provide size and depth of footings and foundation walls, and indicate all reinforcing where required.

FRAMING PLAN - Show detailed layout, including size and spans, of all rafters, ceiling joists, floor joists, posts, studs, headers, beams, etc., as necessary for the structural support of the building.

DOOR AND WINDOW SCHEDULE - Where applicable, show size, type, and net clear operable area. NOTE: *No openings are allowed in wall that is three feet or less from a property line.*

SEDIMENT & EROSION CONTROL FORM – include details of proposed location of silt fencing to control sediment.

OCCUPANCY INSPECTION APPLICATION – If this is a new residential dwelling OR a complete gut of a residential dwelling, an occupancy inspection is required before the dwelling may be occupied.

STORMWATER MAINTENANCE AGREEMENT – If doing grading, provide this agreement between the owner and the City, which takes effect once all grading is completed. The owner agrees to perform regular maintenance on the stormwater facility, ensuring that it continues to function properly.

BOND – If grading, submit a bond to guarantee and insure, in the event of failure, that all work authorized by the Grading permit will be completed satisfactorily, and that the site will be restored to a condition meeting the minimum requirements of City Code Section 17.08.090.

***FIRE PROTECTION SYSTEM PERMIT APPLICATION – A sprinkler permit application may be required as per City Code Section 17.12. In addition, a water tap upgrade fee may be assessed if the tap size must be increased to support the sprinkler system.

GREEN BUILDING WORKSHEET – If proposed work affects 3,250 square feet or more of the conditioned space, this worksheet is required.

General Information

1. Submit building permit application with required attachments Monday through Friday, 8:30 a.m., to 4:00 p.m.
2. Building permit fees are based on fair market value of construction. A non-refundable application fee must be paid at time of application submittal. Balance of fees, including impact and utility connection fees, if applicable, must be paid at the time of permit pick-up. Fees are also assessed upon submittal of revised plans.
3. Trade and utility contractors must hold current City of Annapolis licenses.
4. Issuance of a building permit by City of Annapolis does not indicate compliance with covenants, architectural guidelines, or other restrictions by homeowners' associations.
5. Manufactured stove and fireplace units must be certified by an approved testing agency and installed according to manufacturer's instructions.

6. If property is located in the Chesapeake Bay Critical Area (generally within 1000 feet of the tidal waters of the bay), a site plan must be drawn to scale (1 inch = 40 feet or 1 inch = 100 feet if over two acres) showing all existing and proposed improvements and man-made impervious surfaces. For more information on applications for building permits in the Critical Area and other special requirements for waterfront properties, contact the Department of Planning and Zoning at 410-260-2200.
7. Applicant must be current property owner or agent for same. If not, applicant must submit notarized letter from owner authorizing applicant to submit application.
8. A Grading permit is required for all new residential construction.

City of Annapolis
Department of Planning and Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2529

FOR CITY USE ONLY	
PERMIT #	
ISSUED	
EXPIRES	

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Fire Protection System Permit

General Information

1. All work subject to field inspection and/or testing. NFPA 13D and 13R systems shall require a "bucket test".
2. No work shall start prior to sprinkler permit issuance.
3. The editions of NFPA 13, 13D, 13R, 14 and 303 referenced by the State Fire Prevention Code are adopted by the City of Annapolis.
4. Plans and manufacturers' specs are required.
5. The permit is valid for work commenced within a period of 120 days after issuance. Otherwise, it is void and of no effect. The permit shall be for periods as the fire chief determines, not to exceed 1 year.
6. Issued sprinkler permits are not transferable for any reason.
7. All fees are not refundable for any reason.

Job Location 76 Conduit Street, Annapolis, Maryland 21401-2602 Related Building Permit # TBD

Property Owner Michael K. Hantke Phone, day _____

Property Owner Address 76 Conduit Street, Annapolis, Maryland 21401-2602

Occupant Owner - hantke21401@gmail.com Phone, day _____

If commercial, business trading as _____

Fire Protection Company TBD upon selection of General Contractor

Address _____

Phone, day _____ State FMO License No. _____

E-mail address _____ Fax _____

Proposed Work ☑ New building ☑ Existing building ☐ Other _____

☑ Residential ☐ Commercial ☐ Other (explain) _____

Extent of Work New two storey addition and limited remodeling of existing

	Total New Installation	Alter Existing	Replace Existing	Service Work
Standpipe System	☐	☐	☐	☐
NFPA 13 System	☐	☐	☐	☐
NFPA 13R System	☐	☐	☐	☐
NFPA 13D System	☐	☐	☐	☐
Fire Suppression System	☐	☐	☐	☐

Cost of entire installation, including material and labor _____

Special Conditions

I certify and agree as follows that I am authorized to make this application; that the information above is correct; that I will comply with all the conditions, rules, regulations, codes and ordinances of the City of Annapolis that is applicable hereto; that I will perform no work on the above property not specifically described hereon.

Signature of Licensed Sprinkler Contractor _____ Date _____

FOR CITY USE ONLY

Total Fee due _____

Special Conditions:

Permit final date _____ Inspector's Signature _____

March 2, 2017

Ms. Sharon A. Kennedy, Chair
Annapolis Historic Preservation Commission
145 Gorman Street, 3rd Floor
Annapolis, Maryland 21401 - 2535

Dear Chairman Kennedy and Members of the Annapolis Historic Preservation Commission:

On behalf of homeowners Michael Hantke and Stacey Adams, we are pleased to submit this Application Package for HPC Certificate of Approval of our design for a new rear yard addition to 76 Conduit Street.

This Application is the result of several progressive and productive informal design consultations with Lisa Craig, Roberta Laynor and architectural consultant Michael Dowling, AIA, as well as a pre-application conference with the full HPC as listed below:

7/20/16 – First Informal Staff Review: discussion and preliminary comments incorporated.
9/22/16 – Pre Application Conference: discussion and preliminary comments incorporated.
12/22/16 – Second Informal Staff Review: discussion and preliminary comments incorporated.

The collaborative process of both Staff and Commission guidance along the way has resulted in positive refinements of our architectural design and we are very pleased with the results. Although effectively not visible from Conduit Street, we believe that the form and aesthetics of our new addition reflects an appropriate response to the challenges of adding to existing houses within the Annapolis Historic District and will make a compatible contribution to the architectural context and continuum of the Spa Creek shoreline.

I look forward to presenting our project at the April 11, 2017 meeting.

Yours truly,

Wayne L. Good, FAIA

GOOD ARCHITECTURE
Professional Corporation
132 West street • Annapolis, Maryland 21401 • 410.268.7414 • Inquire@goodarchitecture.com
www.goodarchitecture.com

Remodeling, Renovations, and Additions to:

76 Conduit Street

the home of

Stacey Adams and Mike Hantke

Permit Submittal / HPC Review
March 2, 2017

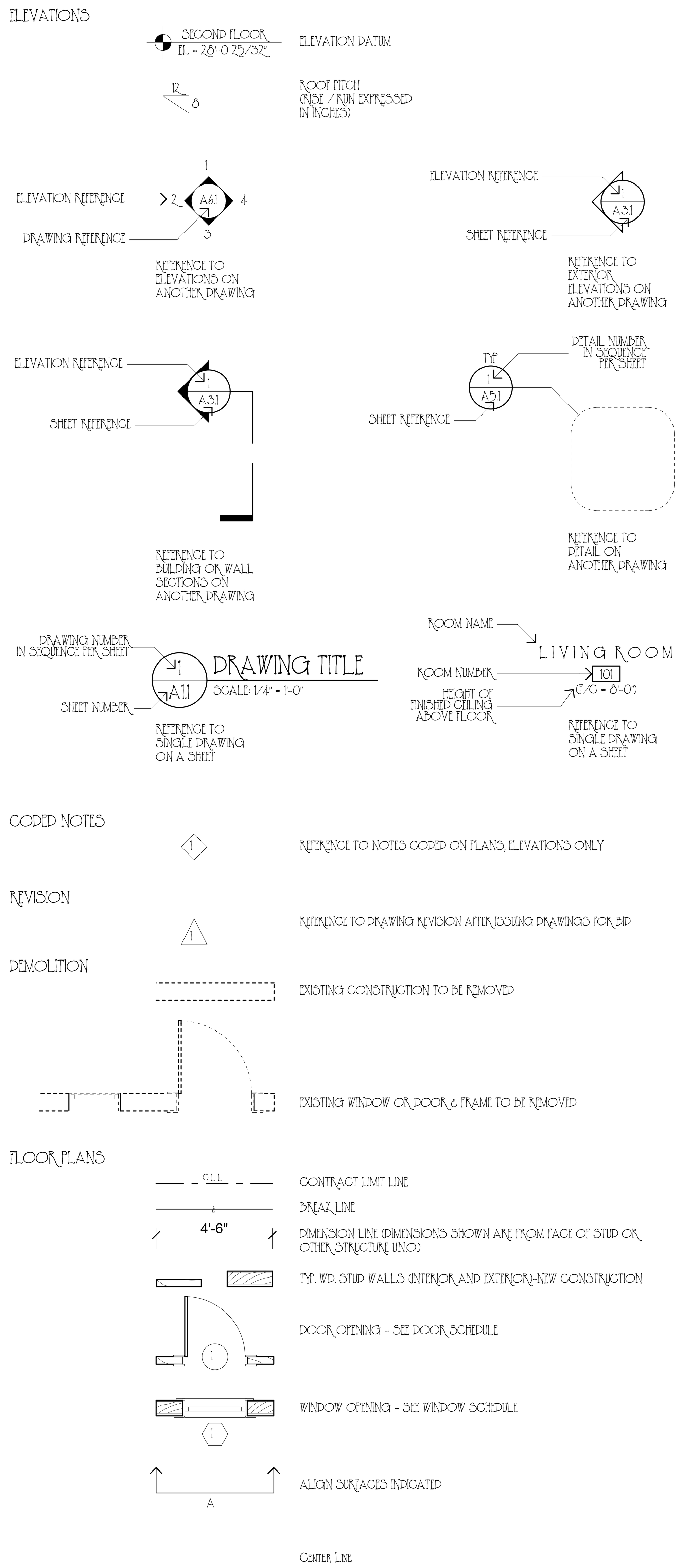
Good Architecture, PC
132 West Street
Annapolis, Maryland

ABBREVIATIONS

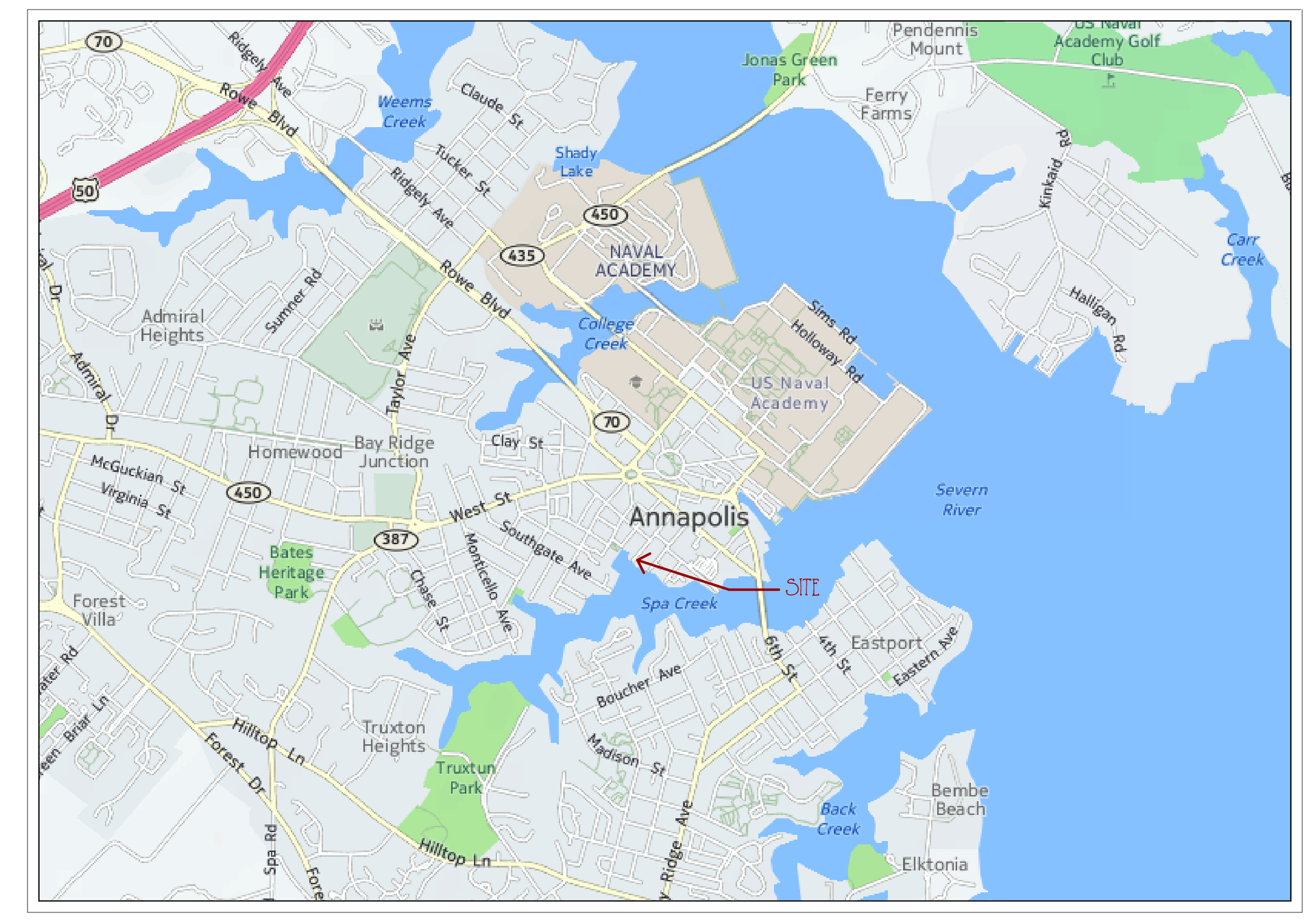
AB.	ANCHOR BOLT
ABV.	ABOVE
ACC.	ACCESS
ACOUS.	ACOUSTICAL
ACT.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AFF.	ABOVE FINISHED FLOOR
AHU.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANC.	ANCHOR (S)
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
AUTO.	AUTOMATIC
AVG.	AVERAGE
B.	BATHROOM
BD.	BEAD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B. O.	BY OWNER
BOT.	BOTTOM
BRD.	BOARD
BRKT.	BRACKET
BSL.	BUILDING SETBACK LINE
BSMT.	BASEMENT
BU.	BUILT-UP
CS.	COURSES
CAB.	CABINET
CEM.	CEMENT(ITIOUS)
CF.	CUBIC FOOT (FEET)
CI.	CAST IRON
CJ.	CONTROL JOINT
CLG.	CEILING
CLL.	CONTRACT LIMIT LINE
CL.	CLOSET
CLR.	CLEAR
CMU.	CONCRETE MASONRY UNIT
CNR.	CORNER
CO.	CLEAN-OUT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
CT.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DF.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION (DIVIDED)
DN.	DOWN
DR.	DOOR
D.S.	DIVIDER STRIP
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
EJ.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EWC.	ELECTRIC WATER COOLER
EX.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FD.	FLOOR DRAIN
FE(C).	FIRE EXTINGUISHER (CABINET)
FT.	FOOT (FEET)
FF.	FINISHED FLOOR
FVC.	FIRE VALVE CABINET
FIN.	FINISH
FL.	FLOOR
FLEX.	FLEXIBLE
FLSG.	FLASHING
FLUOR.	FLUORESCENT
FR.	FRAME
FRPF.	FIREPROOFING
FRT.	FIRE RETARDANT TREATED
FTG.	FOOTING
FUR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GB.	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
GPDW.	GYPSUM DRYWALL
HB.	HOSE BIB
HCWD.	HOLLOW CORE WOOD
HD.	HEAVY DUTY
HDWD.	HARDWOOD
HDWR.	HARDWARE
HGT.	HEIGHT
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP.	HIGH POINT
HR.	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID.	INSIDE DIAMETER
INCL.	INCLUDE (ING)
INSUL.	INSULATION
INST.	INSTALLATION

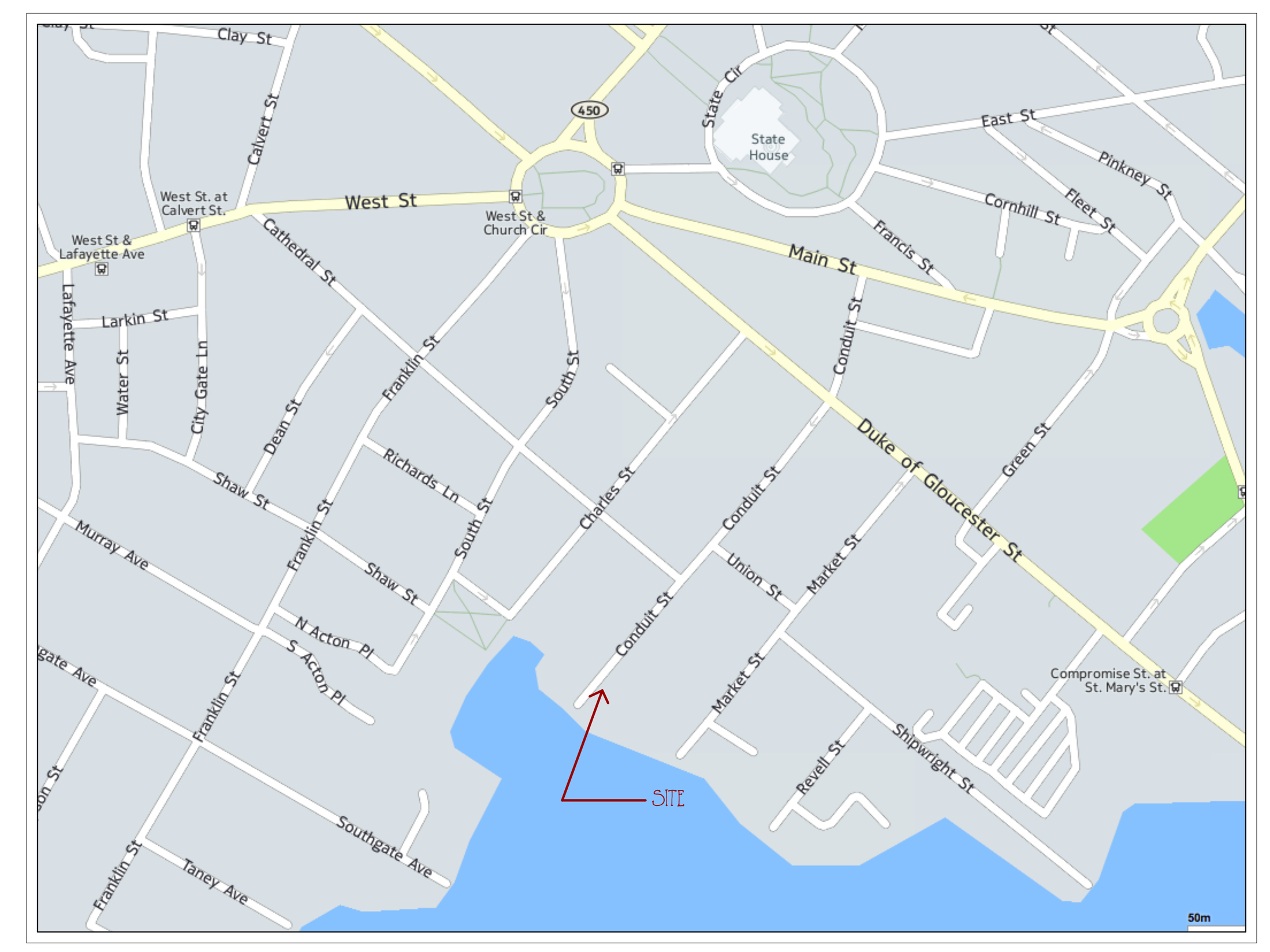
INT.	INTERIOR
JAN.	JANITOR
JB.	JUNCTION BOX
JST.	JOIST
JT.	JOINT
KD.	KNOCK DOWN
KIT.	KITCHEN
KO.	KNOCK OUT
LAM.	LAMINATE (ED)
LAV.	LAVATORY
LP.	LOW POINT
LIN.	LINEAR (LINEAL)
LT.	LIGHT
LW.	LIGHTWEIGHT
MACH.	MACH.
MAINT.	MAINTENANCE
MATL.	MATERIAL
MAX.	MAXIMUM
MDF.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET, MTL.	METALLIC OR METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLDG.	MOULDING
M.O.	MASONRY OPENING
MOD.	MODIFIED
MTD.	MOUNTED
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NRC.	NOISE REDUCTION COEFFICIENT
NTS.	NOT TO SCALE
OA.	OVERALL
OC.	ON CENTER
OD.	OUTSIDE DIAMETER
OFF.	OFFICE
OFCI.	OWNER FURNISHED; CONTRACTOR INSTALLED
OH.	OVERHEAD OR OPPOSITE HAND
OPG.	OPENING
OPP.	OPPOSITE
PAR.	PARTIAL
PART.	PARTITION
PED.	PEDESTAL
PL.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISH (POLISHED)
PR.	PAIR
PREFAB.	PREFABRICATED
PSF.	POUNDS PER SQUARE FOOT
PSI.	POUNDS PER SQUARE INCH
PT.	POINT
PTD.	PAINTED
QT.	QUARRY TILE
QTY.	QUANTITY
R.	RISER
RAD.	RADIUS
RD.	ROOF DRAIN
REF.	REFERENCE
REFG.	REFRIGERATOR
REINF.	REINFORCED (ING)
REQ.	REQUIRED
RES.	RESILIENT
REV.	REVISE (REVISION)
RM.	ROOM
RO.	ROUGH OPENING
RTU.	ROOF TOP UNIT
S.	SOUTH
SCWD.	SOLID CORE WOOD
SCHED.	SCHEDULED
SECT.	SECTION
SF.	SQUARE FOOT (FEET)
SFPS.	STRETCHED FABRIC PANEL SYSTEM
SHT.	SHEET
SIM.	SIMILAR
SHR.	SHOWER
SL.	SLIDING
SQ.	SQUARE
SSK.	SERVICE SINK
S. STL.	STAINLESS STEEL
STA.	STATION
STC.	SOUND TRANSMISSION CLASS
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW.	SWITCH
SYS.	SYSTEM
TR.	TREAD
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
THR.	THRESHOLD
TLT.	TOILET
TV.	TELEVISION
TYP.	TYPICAL
UL.	UNDERWRITER'S LABORATORIES, INC.
UNF.	UNFINISHED
UNO.	UNLESS NOTED OTHERWISE
UTL.	UTILITY
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
W.	WEST
W/	WITH
WC.	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
W/O	WITHOUT
WP.	WATERPROOF (ING)
WR.	WATER RESISTANT
WT.	WEIGHT

DRAWING SYMBOLS



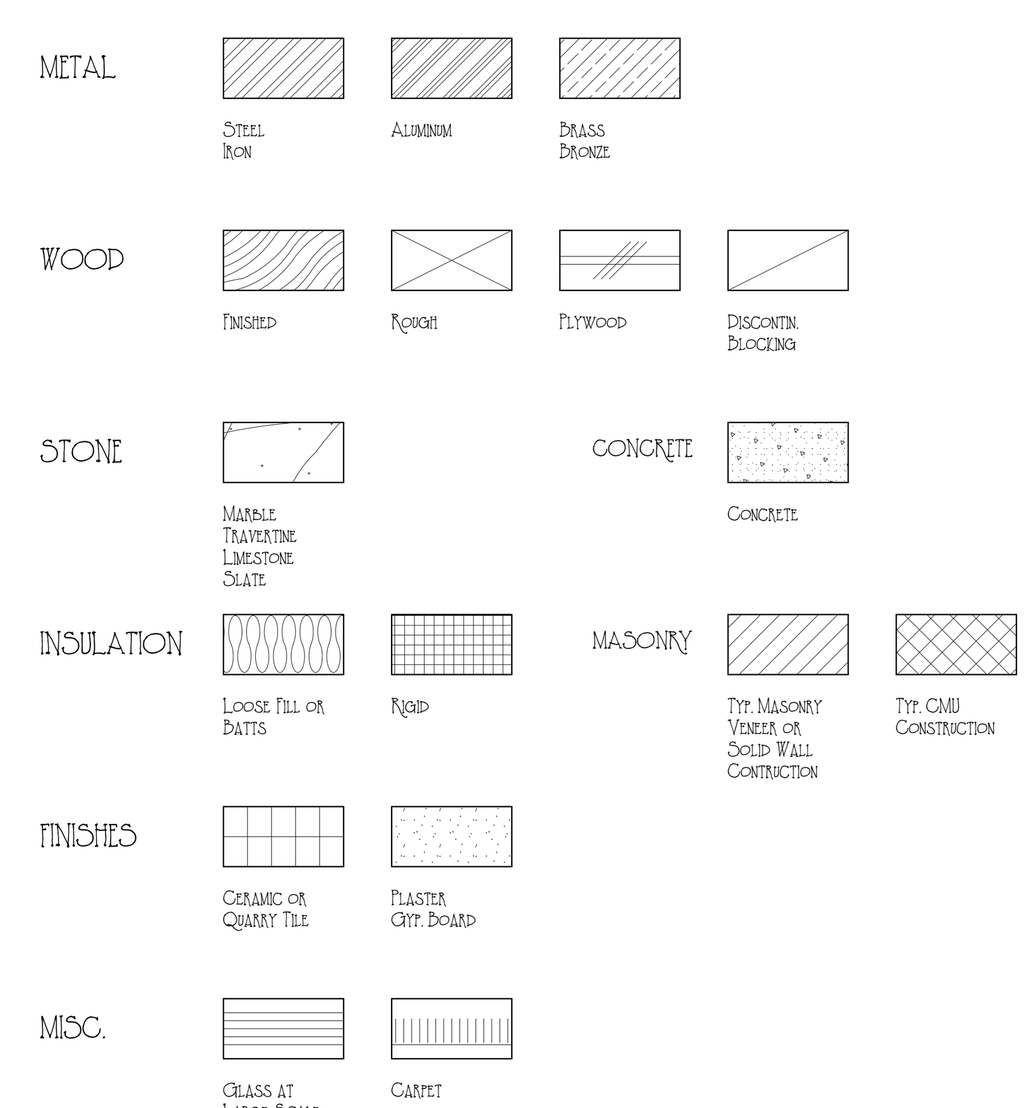
VICINITY MAPS





LIST OF DRAWINGS

MATERIAL DESIGNATION



GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 CONDUIT STREET, ANNAPOLIS, MARYLAND, 21401

ISSUED
03/01/2017 PERMIT SUBMITTAL / HPC REVIEW

DRAWING BY
EMS

GENERAL INFORMATION
G1

CONDUIT STREET ELEVATION (NOT TO BE ALTERED)

EXISTING REAR YARD & SPA CREEK REAR ELEVATION OF 78 & 80 CONDUIT STREET

EXISTING ROOF DECK VIEW

SOUTHWEST ALLEY BETWEEN 76 & 74 CONDUIT STREET

SPA CREEK ELEVATION

SPA CREEK ELEVATION INCLUDING 74, 76 & 78 CONDUIT STREET

SPA CREEK VIEW TOWARD PROPERTY (74 CONDUIT STREET IN VIEW)

SPA CREEK VIEW OF EXISTING 76 CONDUIT STREET REAR ELEVATION (ONLY PUBLIC VIEW)

GOOD ARCHITECTURE
Professional Corporation
132 West Street • Annapolis, Maryland 21401 • Telephone 410.268.7414 • Facsimile 410.268.7438

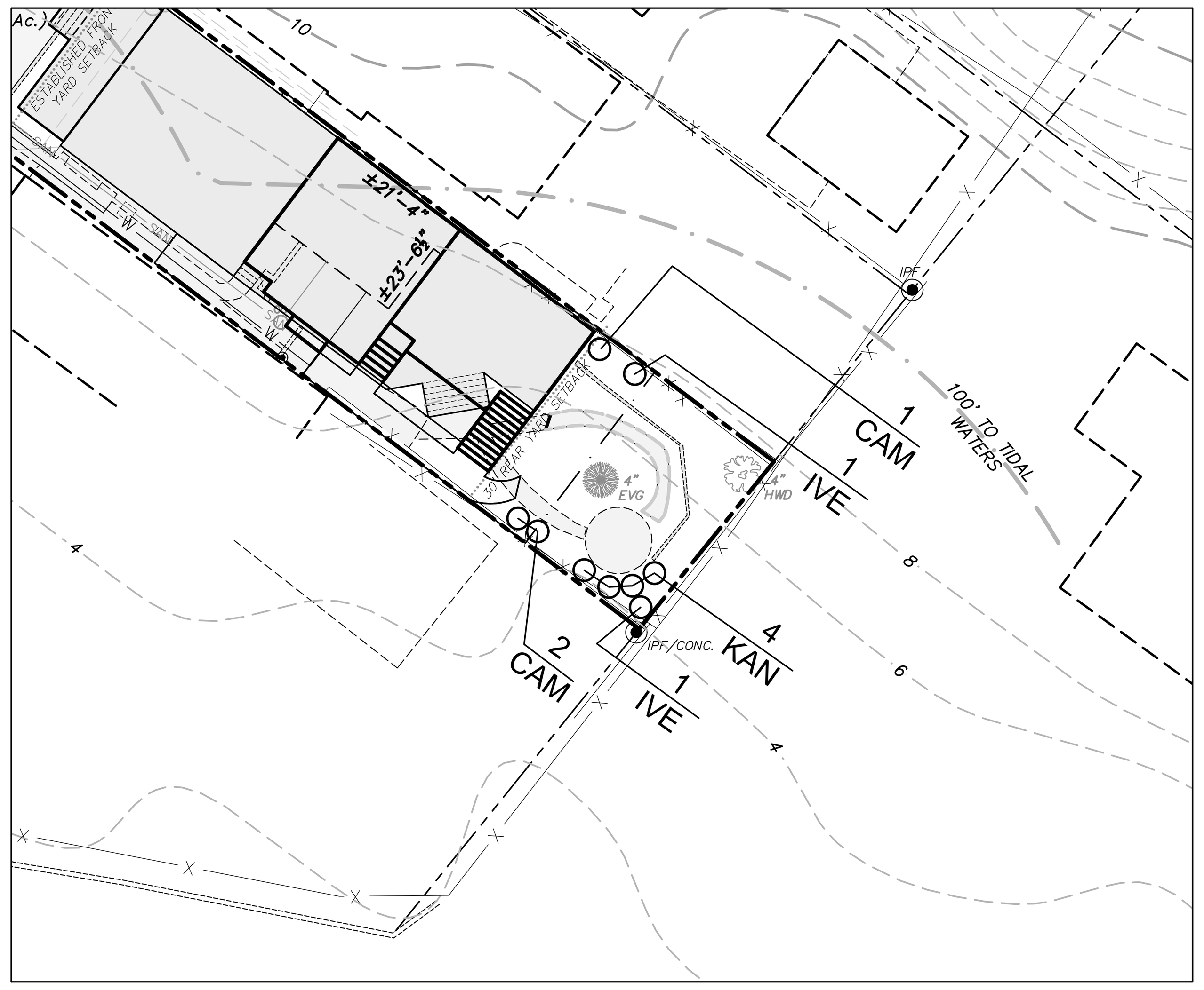
STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

ISSUED
03/07/2017 Permit Submittal/ HPC Review

DRAWING BY
DJG

Site Photos

G2



STORMWATER MANAGEMENT - PLANTING PLAN

LEGEND

○ Shrub

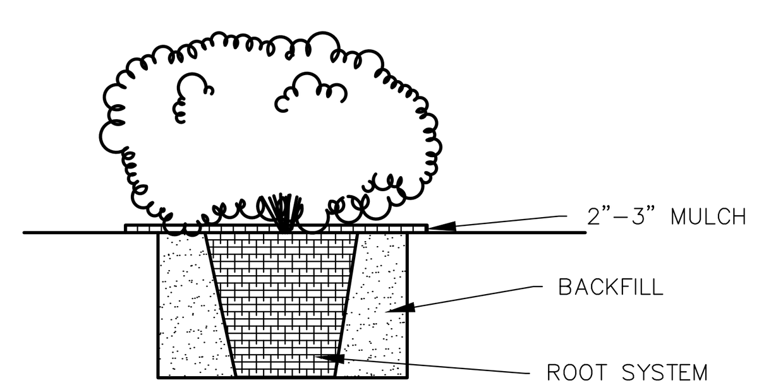
STORMWATER MANAGEMENT PLANTINGS

1 TREE OR 3 SHRUBS PER 100 SF; 283 SF NEW LOT COVERAGE, 9 SHRUBS PROVIDED

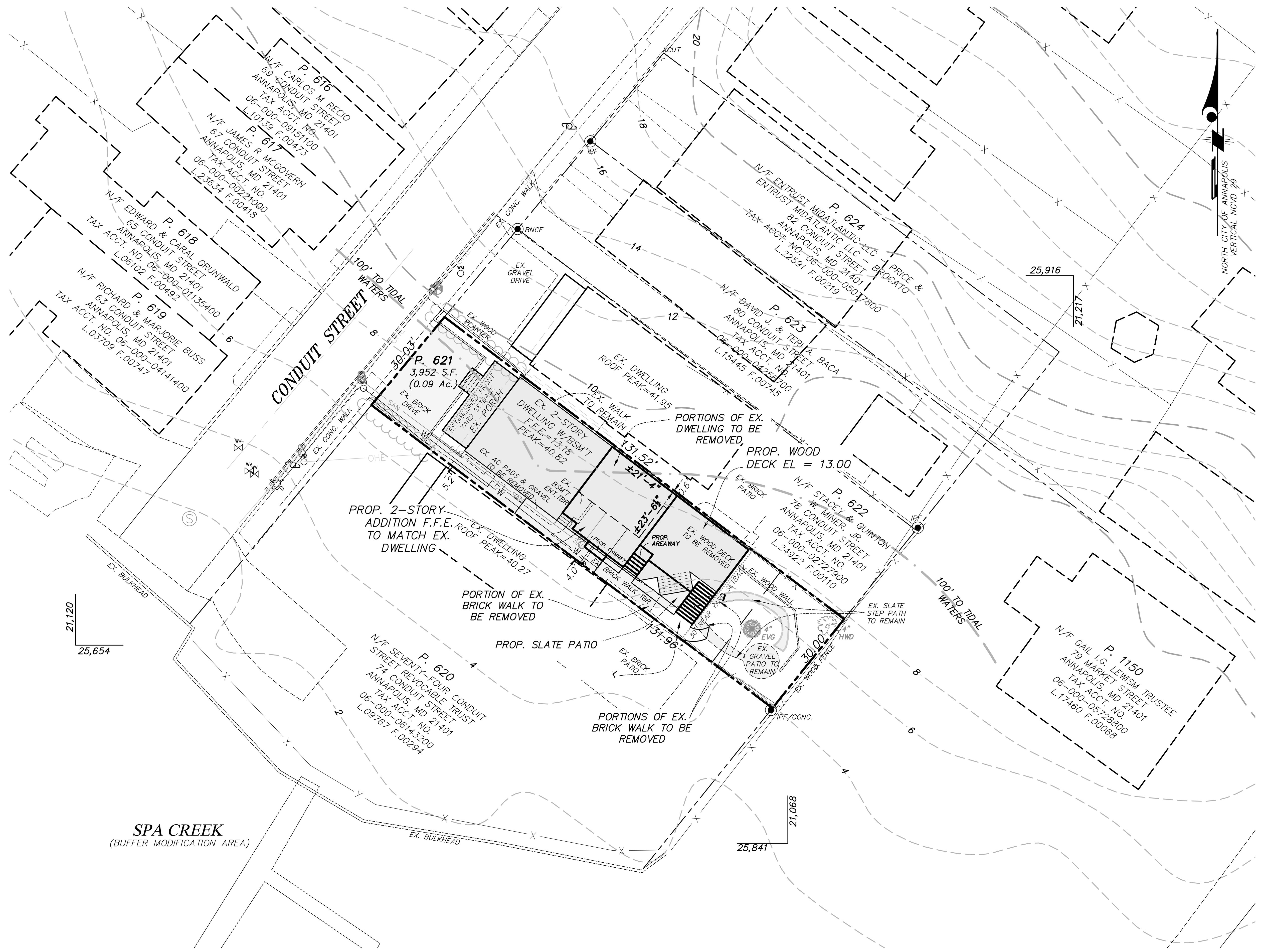
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
SHRUBS						
4	KAN	KALMIA ANGUSTIFOLIO	SHEEP LAUREL	18" HT.	4' O.C.	CONT.
2	IVE	ILEX VERTICILLATA	WINTERBERRY HOLLY	18" HT.	4' O.C.	CONT.
3	CAM	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	18" HT.	4' O.C.	CONT.

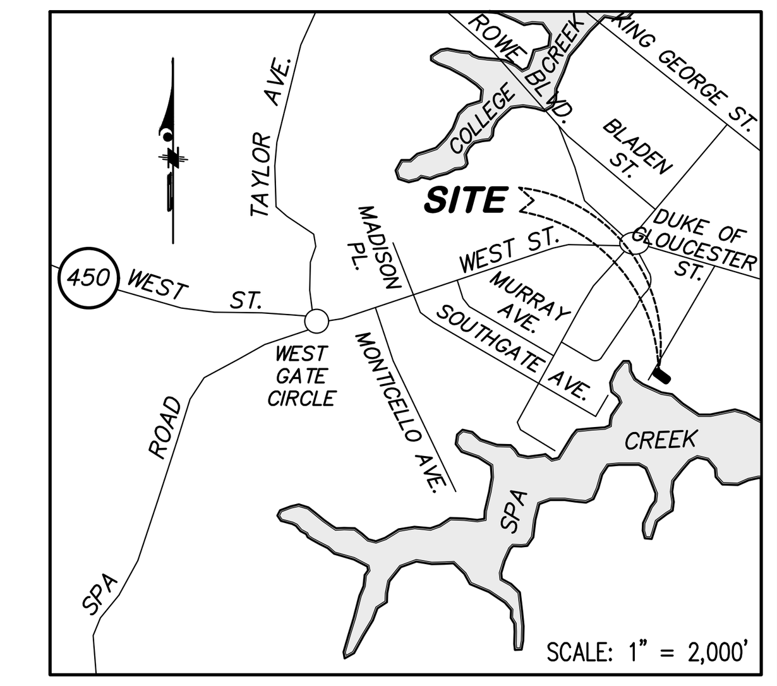
NOTE: SHRUBS PLANTED WITHIN THE SCRUB/SHRUB AREAS SHALL BE PLANTED FLUSH WITH THE FINISHED GRADE AND SHALL NOT RECEIVE A MULCHING BOWL.

TREES AND SHRUBS PLANTED IN THE FORESTED AREA SHALL BE PLANTED FLUSH WITH THE FINISHED GRADE AND SHALL RECEIVE A 2–3" MULCHING BOWL AS IDENTIFIED IN THE PLANTING DETAILS.



PLANTING DETAIL FOR ALL CONTAINER GROWN TREES AND SHRUBS





VICINITY MAP

GENERAL NOTES

1. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
   a) Three calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than three horizontal to one vertical (3:1).
   b) Seven calendar days as to all other disturbed or graded areas on the project site.
2. Contact City of Annapolis Department of Planning and Zoning (410-263-7946) at least 48 hours prior to commencing any work associated with the approved grading or building permit.
3. The owner/developer shall provide for regular inspections, certified by a registered professional engineer, to be conducted during construction of stormwater management systems in accordance with accepted design procedures.
4. A design engineer shall perform full-time inspection during the excavation and installation of infiltration systems, if any.
5. The design engineer shall provide reproducible certified mylar as-builts of stormwater management facilities and public improvements, if directed by the Department of Public Works.
6. No trees shall be planted directly over storm, sewer, or water pipes. No trees shall be planted directly over any stormwater management device. No trees or shrubs shall be planted in any ditches or swales.
7. Sediment control measures must be inspected and maintained regularly to insure that the intended purposes are accomplished.
8. All disturbed areas not intended for paving shall be seeded as per specifications on these plans.
9. Refer to USDA-Soil Conservation Service "2011 Standards and Specifications for Soil Erosion and Sediment Control" for standard details and detailed specifications of each practice specified as specified on the City of Annapolis Standard Sediment, Erosion Control Plan.
10. With the approval of the sediment control inspector, minor field adjustment can and will be made to insure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector.
11. At the end of each working day, all sediment control practices will be inspected and left in operational condition.
12. Any disturbed earth left idle for periods exceeding 7 days shall be stabilized according to temporary specifications.
13. Contractor to contact Miss Utility (1-800-257-7777) and the City of Annapolis Department of Public Works (410) 263-7949 five working days prior to the start of work shown on these plans.
14. Dust control will be provided for all disturbed areas. Refer to USDA-Soil Conservation Service "2011 Standards and Specifications for Soil Erosion and Sediment Control" for acceptable methods and specifications for dust control.
15. The existing utilities and obstructions shown are from the best available records and shall be verified by test pitting by the Contractor before construction. Necessary precautions shall be taken by the Contractor to protect existing services and mains, and any damage to them due to his operations shall be repaired immediately at his own expense.
16. Location and topography based on a survey by Drum, Loyka & Associates, LLC May 2016. Horizontal control shown hereon based on City of Annapolis Control Monument #18466. Vertical control based on City of Annapolis Monument #18466, Elevation 31.38 (NGVD 29).

LEGEND

- Existing Contour
- Existing Woods Line
- Existing Power Pole
- Existing Overhead Electric Line
- Existing Improvements
- Limit of Disturbance

UTILITY NOTE: Location of WHC and SHC is approximate. Contractor to field locate and verify ex. utilities to determine exact location.

SITE TABULATIONS

• Total Site Area:	3,952 S.F. (0.09 Ac.)
• Lot Coverage:	
-Existing Lot Coverage:	2,290 S.F. (0.05 Ac.)
-Allowable Lot Coverage (75%):	2,964 S.F. (0.07 Ac.)
-Proposed Lot Coverage:	2,573 S.F. (0.06 Ac.)
• Critical Area Designation:	IDA
• Zoning:	C-1
• Setbacks:	
-Established Front Yard per 21.28.038.F.3.6:	19 FT
-Side Yard:	5 FT
	N/A
-Rear Yard:	30 FT
• Total Disturbed Area:	1,707 S.F. (0.04 Ac.)
• Earthwork	
- Cut	40 C.Y.
- Fill	3 C.Y.
- Export	37 C.Y.

DESIGNED: WEB DRAWN: KLY
ORIG. DATE: 05-05-16
MODIFIED BY/DATE:
CADD DWG #: CH08116
DLA PROJECT #: CH08116

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 • Fax: 410-280-1952
www. drumloyka.com

OWNER:

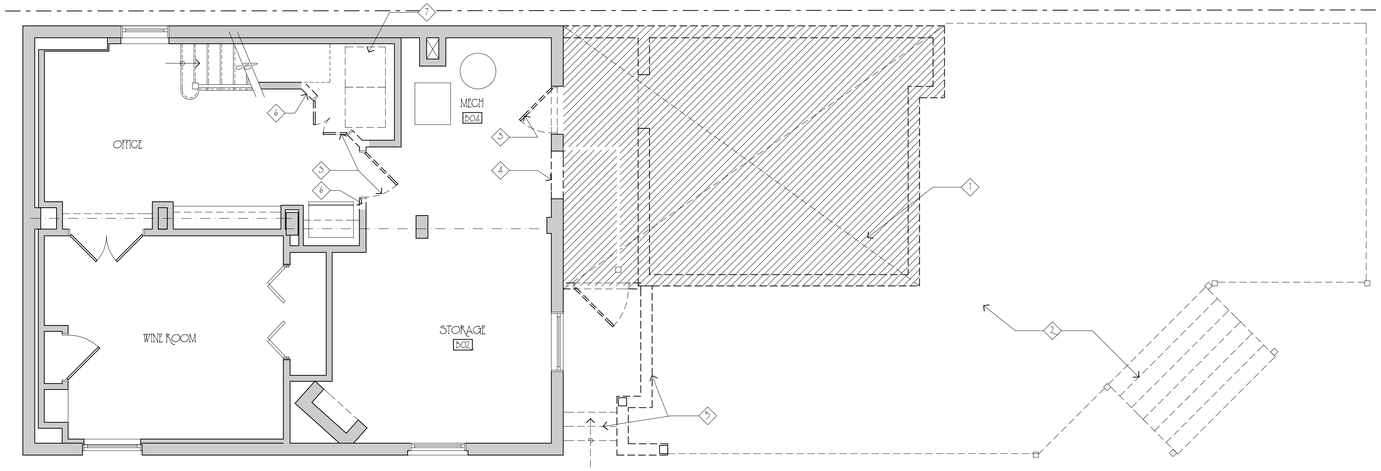
MR. MICHAEL HANTKE
76 CONDUIT STREET
ANNAPOLIS, MARYLAND 21401

BUILDING PERMIT SITE PLAN

CONDUIT STREET ~ #76

76 CONDUIT STREET, ANNAPOLIS, MARYLAND 21401
TAX ACCT. NO. 06-000-02441325
TAX MAP 052A GRID 0019 PARCEL 0621 DISTRICT 6TH
CITY OF ANNAPOLIS, MARYLAND

SCALE: 1"=20' | DATE: FEB. 24, 2017 | PROJ. NO: CH08116 | SHEET 1 OF 1



DEMOLITION BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

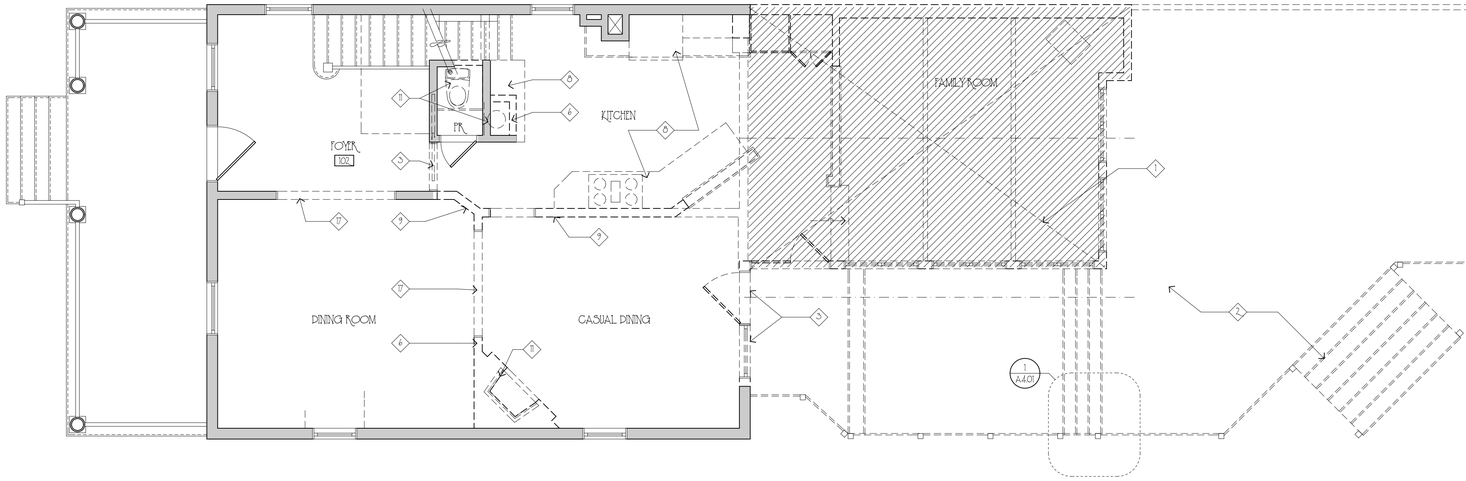
General Demolition Notes

1. Use repair and patching materials identical to existing materials where demolition activity has occurred. Where identical materials are unavailable, use materials that visually match existing adjacent surfaces to the fullest extent possible. Consult architect prior to using alternative materials.
2. When unanticipated mechanical, electrical, or structural elements that conflict with the intended design are encountered, investigate and measure the nature and extent of the conflict and notify the architect directly.
3. Before proceeding, carefully survey the condition of areas to be demolished. Contractor is responsible for determining whether removing any element might result in structural deficiency during or after selective demolition activities. Contractor shall be responsible for any damage as a result of demolition process.
4. Existing trim on walls scheduled for demolition shall be carefully removed and stored in a safe place for future re-use as practical.
5. Remove and transport debris in a manner that will prevent spillage onto adjacent surfaces and areas. Remove debris from elevation portions of the building by chute, hoist, or other device that will contain and convey debris to grade level.
6. Neatly cut openings and holes plumb, square, and true to dimensions indicated and as required.
7. Patch and repair floor, wall, and ceiling surfaces where demolished walls or partitions extend from one finished area into another. Exactly match texture and finish of existing adjacent surfaces.
8. Transport demolished materials off of owner's property and dispose of in a legal manner.
9. Protect all lawn, landscaping and driveway materials from damage by demolition operations and/or debris material.
10. Provide temporary shoring to all floors prior to demolition/removal of portions of existing load-bearing walls.
11. All existing wood flooring is to remain unless indicated otherwise. Provide protection during demolition and construction activity.

Demolition Wall Symbol Key

Existing walls to remain

Existing to be demolished



DEMOLITION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

Coded Demolition Notes

This sheet only

1. Completely remove everything from roof to foundation walls, in this area. See general notes No 3 and No 10.
2. Remove existing deck, associated structure and stair and dispose.
3. Remove existing window/ door assembly and dispose.
4. Remove indicated portion of exterior masonry wall. See General Notes no.3 and no.10.
5. Remove existing retaining wall & concrete stair.
6. Remove interior partition and dispose.
7. Remove washer & dryer. Store in a safe location for future re-use.
8. Remove existing kitchen cabinetry and appliances and dispose, per Owners Direction.
9. Remove load bearing interior wall and dispose. See demo notes No 3 and No 10.
10. Remove masonry chimney mass from floor structure to ceiling structure. See demo notes No 3 and No 10. Support masonry flue above for future use with pizza oven.
11. Remove existing plumbing fixture and dispose. Securely cap water pipes. Remove vent stack.
12. Remove indicated portion of exterior wall per architectural floor plans. Provide new headers as required. See demo notes No 3 and No 10.
13. Remove floor finish in this area and dispose.
14. Remove dormer and dispose. See demo note No 3.
15. Remove existing interior door. Store in a safe location for future re-use.
16. Remove indicated portion of roof in entirety and dispose.
17. Remove casing at existing cased opening to be infilled. See General Note 4.

GOOD ARCHITECTURE
Professional Corporation
132 West Street • Annapolis, Maryland 21401 • Telephone 410.268.7414 • Facsimile 410.268.7438

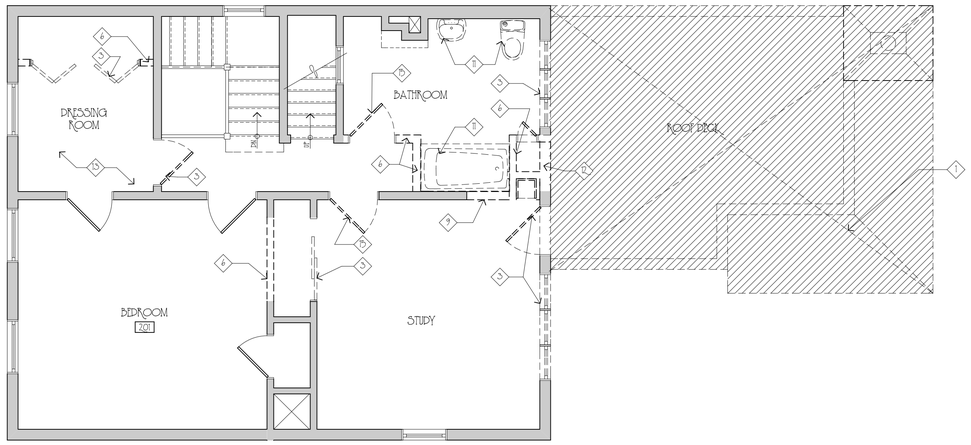
STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

ISSUED
03/07/2021 Permit Submittal/ HPC Review

DRAWING BY
DJG

DEMOLITION PLANS

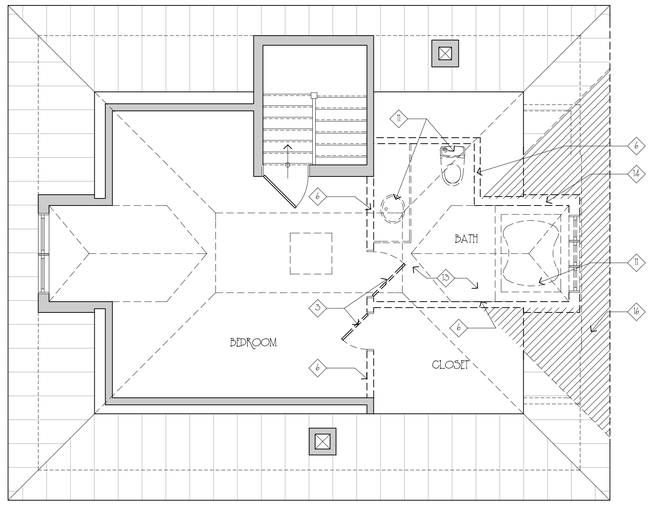
D1.01



DEMOLITION SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10



DEMOLITION THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

General Demolition Notes

1. Use repair and patching materials identical to existing materials where demolition activity has occurred. Where identical materials are unavailable, use materials that visually match existing adjacent surfaces to the fullest extent possible. Consult architect prior to using alternative materials.
2. When unanticipated mechanical, electrical, or structural elements that conflict with the intended design are encountered, investigate and measure the nature and extent of the conflict and notify the architect directly.
3. Before proceeding, carefully survey the condition of areas to be demolished. Contractor is responsible for determining whether removing any element might result in structural deficiency during or after selective demolition activities. Contractor shall be responsible for any damage as a result of demolition process.
4. Existing trim on walls scheduled for demolition shall be carefully removed and stored in a safe place for future re-use as practical.
5. Remove and transport debris in a manner that will prevent spillage onto adjacent surfaces and areas. Remove debris from elevation portions of the building by chute, hoist, or other device that will contain and convey debris to grade level.
6. Neatly cut openings and holes plumb, square, and true to dimensions indicated and as required.
7. Patch and repair floor, wall, and ceiling surfaces where demolished walls or partitions extend from one finished area into another. Exactly match texture and finish of existing adjacent surfaces.
8. Transport demolished materials off of owner's property and dispose of in a legal manner.
9. Protect all lawn, landscaping and driveway materials from damage by demolition operations and/or debris material.
10. Provide temporary shoring to all floors prior to demolition/removal of portions of existing load-bearing walls.
11. All existing wood flooring is to remain unless indicated otherwise. Provide protection during demolition and construction activity.

Demolition Wall Symbol Key

Existing walls to remain

Existing to be demolished

Coded Demolition Notes

This sheet only

1. Completely remove everything from roof to foundation walls, in this area. See general notes No 3 and No 10.
2. Remove existing deck, associated structure and stair and dispose.
3. Remove existing window/ door assembly and dispose.
4. Remove indicated portion of exterior masonry wall. See General Notes no.3 and no.10.
5. Remove existing retaining wall & concrete stair.
6. Remove interior partition and dispose.
7. Remove washer & dryer. Store in a safe location for future re-use.
8. Remove existing kitchen cabinetry and appliances and dispose, per Owners direction.
9. Remove load bearing interior wall and dispose. See demo notes No 3 and No 10.
10. Remove masonry chimney mass from floor structure to ceiling structure. See demo notes No 3 and No 10. Support masonry flue above for future use with pizza oven.
11. Remove existing plumbing fixture and dispose. Originally cap water pipes. Remove vent stack.
12. Remove indicated portion of exterior wall per architectural floor plans. Provide new headers as required. See demo notes No 3 and No 10.
13. Remove floor finish in this area and dispose.
14. Remove dormer and dispose. See demo note No 3.
15. Remove existing interior door. Store in a safe location for future re-use.
16. Remove indicated portion of roof in entirety and dispose.
17. Remove casing at existing cased opening to be infilled. See General Note 4.

GOOD ARCHITECTURE
Professional Corporation
132 West Street • Annapolis, Maryland 21401 • Telephone 410.268.7414 • Facsimile 410.268.7438

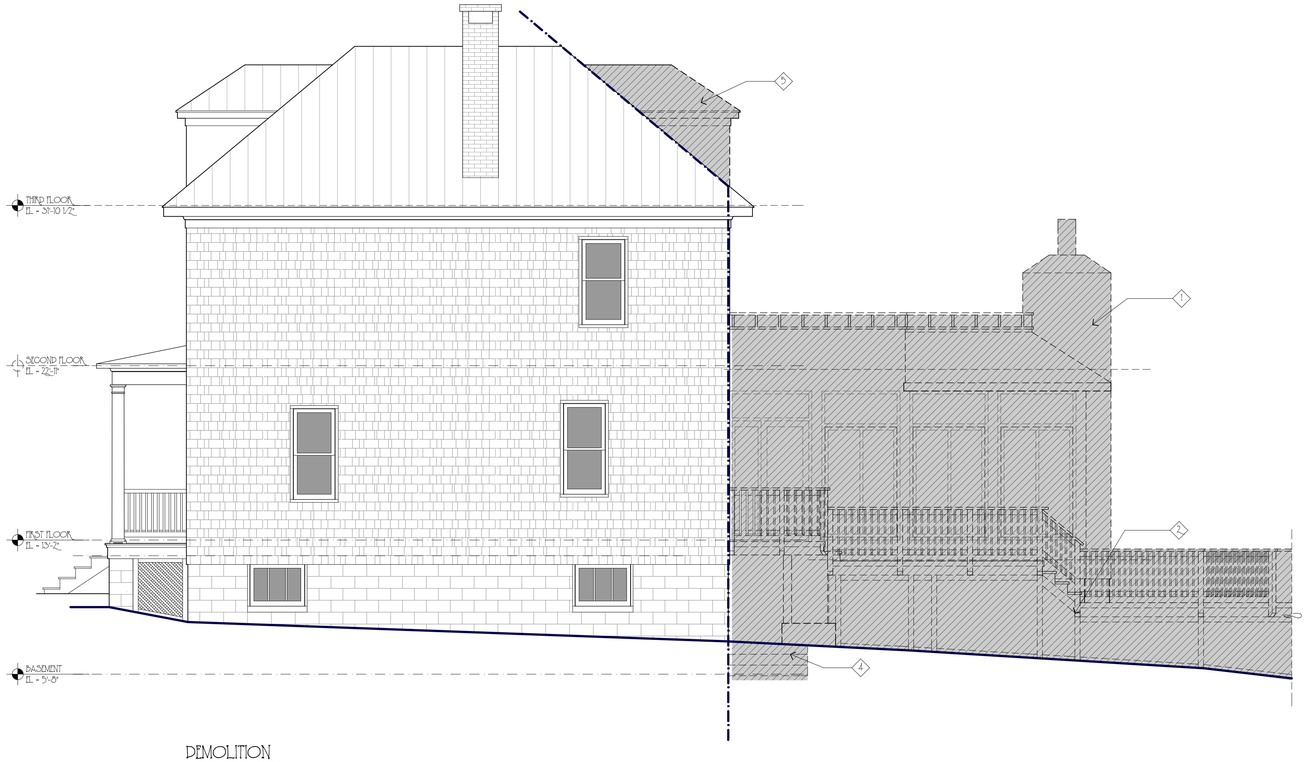
STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

Issued	03/19/2021 Permit Submittal/ HPC Review
Drawing by	DJG
Demolition Plans	D1.02

EXISTING TO REMAIN
WEST ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10



DEMOLITION
SOUTH ALLEY ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

Coded Demolition Notes

THIS SHEET ONLY

1. Completely remove everything from roof to foundation walls, in this area. See general notes No 3 and No 10.
2. Remove existing deck, associated structure and stair and dispose.
3. Remove existing window/ door assembly and dispose.
4. Remove existing retaining wall & concrete stair.
5. Remove dormer and dispose. See demo note No 3.
6. Remove indicated portion of roof in entirety and dispose.

GOOD ARCHITECTURE
Professional Corporation
132 West Street • Annapolis, Maryland 21401 • Telephone 410.268.7414 • Facsimile 410.268.7438

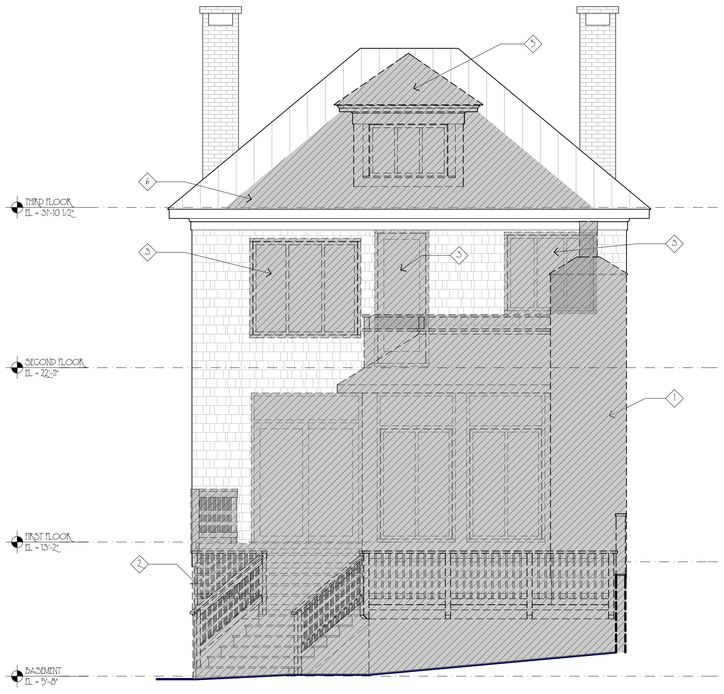
STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

Issued	03/02/2021 Permit Submittal/ HPC Review
Drawing by	DMS
Demolition Exterior Elevs	D2.01

Coded Demolition Notes

THIS SHEET ONLY

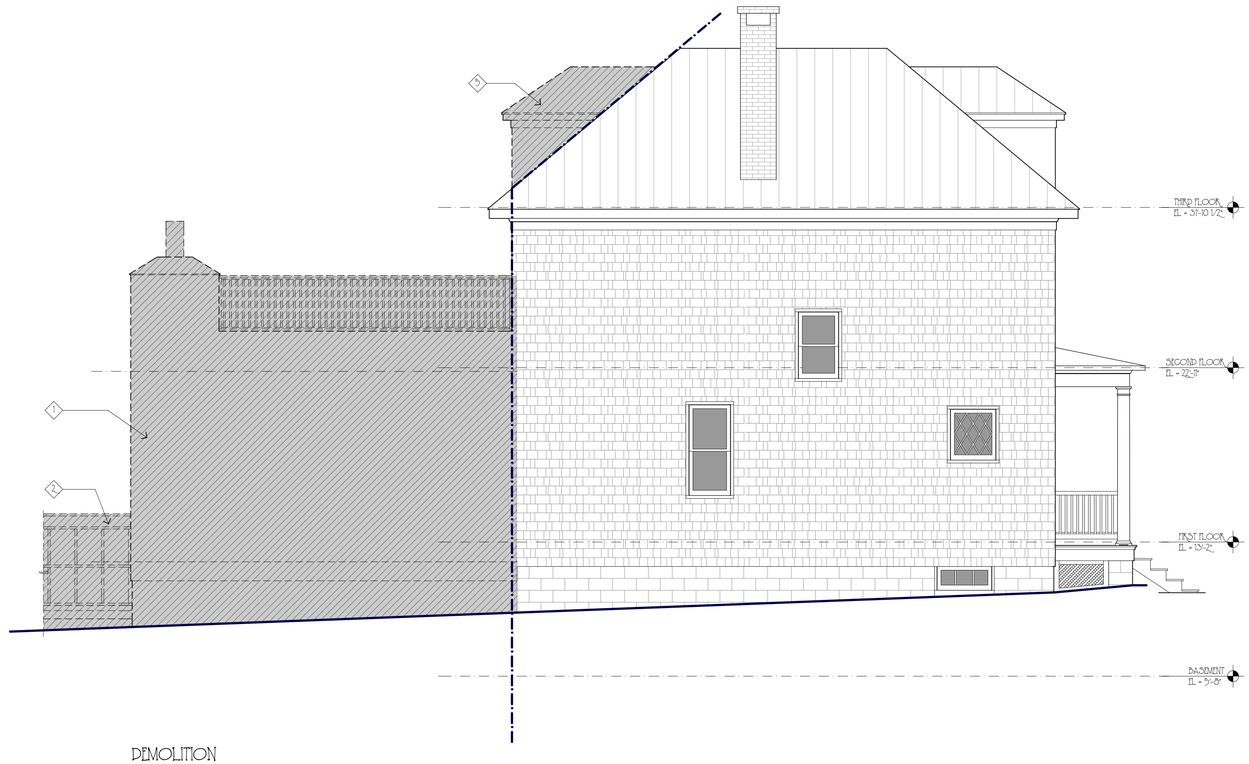
1. Completely remove everything from roof to foundation walls, in this area. See general notes No 3 and No 10.
2. Remove existing deck, associated structure and stair and dispose.
3. Remove existing window/ door assembly and dispose.
4. Remove existing retaining wall & concrete stair.
5. Remove dormer and dispose. See demo note No 3.
6. Remove indicated portion of roof in entirety and dispose.



DEMOLITION
EAST ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10



DEMOLITION
NORTH ALLEY ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

GOOD ARCHITECTURE
Professional Corporation
132 West Street • Annapolis, Maryland 21401 • Telephone 410.268.7414 • Facsimile 410.268.7438

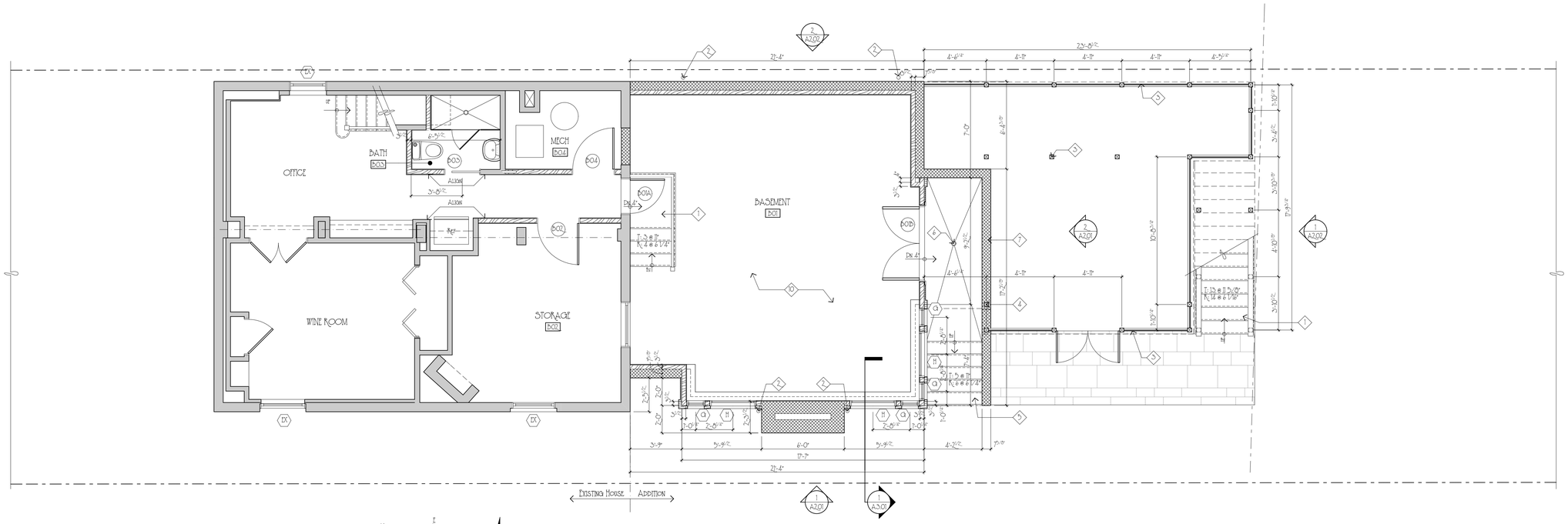
STACEY ADAMS & MIKE HANTKE
76 Cornhill Street, Annapolis, Maryland, 21401

ISSUED
03/03/2017 Permit Submittal / HPC Review

DRAWING BY
DMS

DEMOLITION EXTERIOR ELEVS

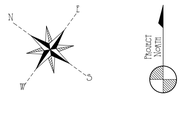
D2.02

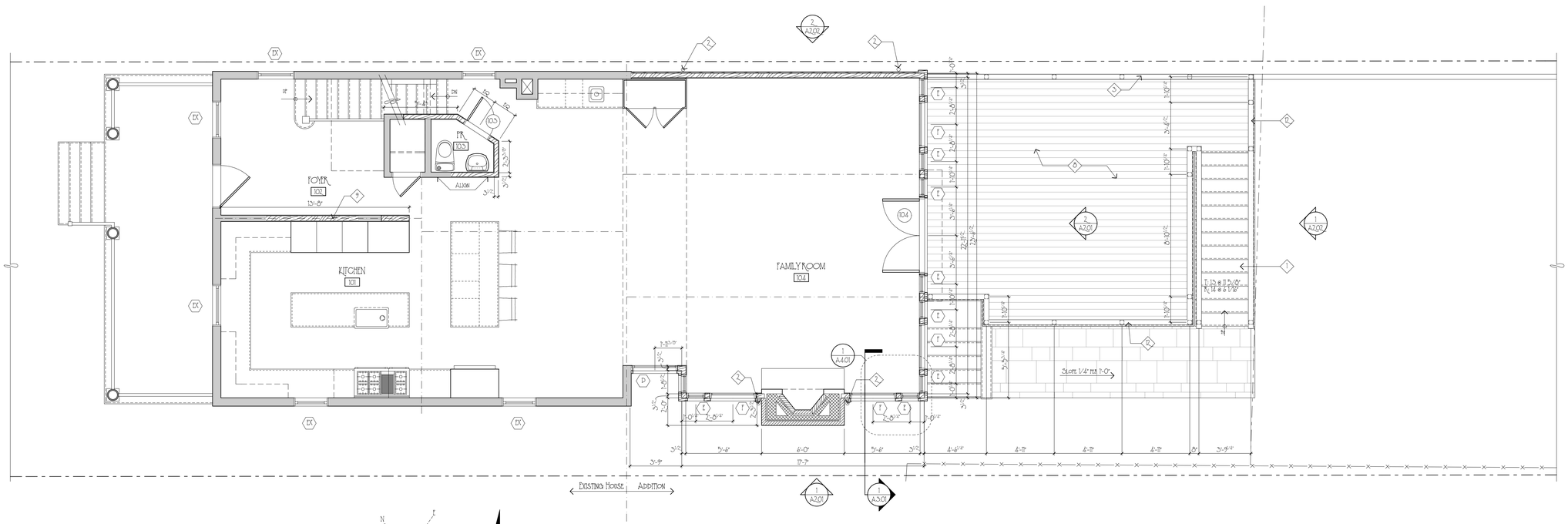


BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

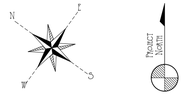




FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SCHEDULES, ALLOWANCES AND CALCULATIONS.
3. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 30" BELOW GRADE. (UNO)

WALL SYMBOL KEY

EXISTING WALLS TO REMAIN

NEW WALLS

CODED FLOOR PLAN NOTES

THIS SHEET ONLY

1. WOOD STAIR AND HANDRAIL PER IRC 2012.
2. COPPER DOWNSPOUT. TIE INTO EXISTING SYSTEM.
3. 1X4 HORIZONTAL WOOD SCREEN.
4. WOOD POST. SEE STRUCTURAL DOCS.
5. REINFORCED CONCRETE STAIR.
6. FLOOR DRAIN.
7. ROCK FACE BLOCK RETAINING WALL TO MATCH EXISTING BASEMENT WALL.
8. 5/4" PT DECK.
9. INFILL WALL TO MATCH EXISTING ADJACENT.
10. CONCRETE SLAB- SEALED.
11. ELASTOMERIC, WALKABLE, MEMBRANE ROOF.
12. WOOD GUARDRAIL- PAINTED. PER IRC 2012.
13. BUILT-IN GUTTER.

GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY ADAMS & MIKE HANTKE

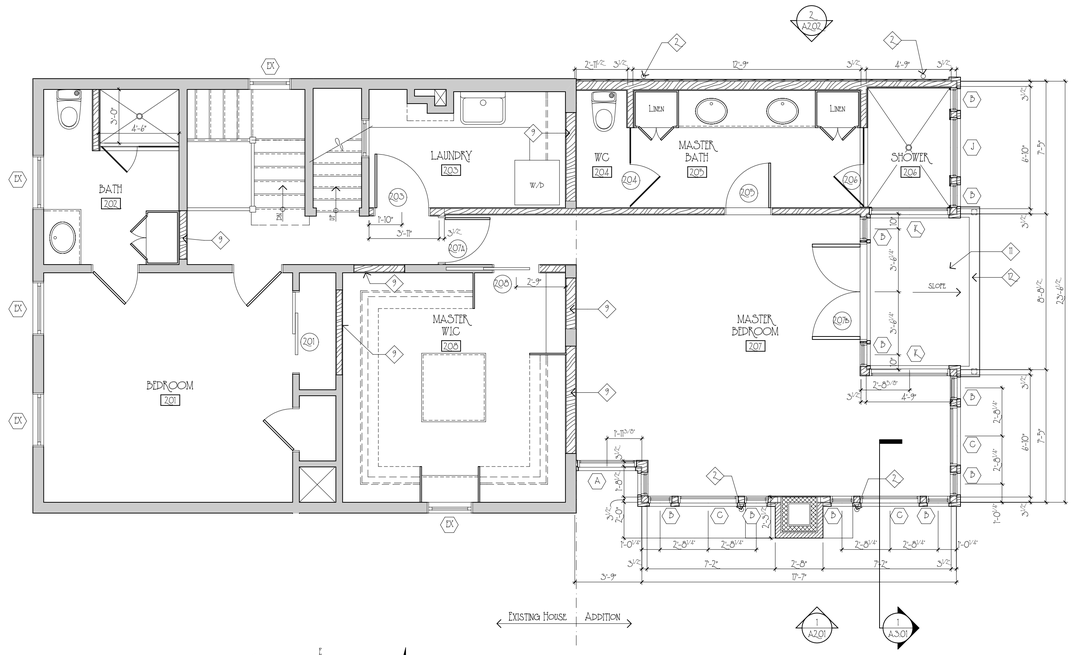
76 CONDUIT STREET, ANNAPOLIS, MARYLAND, 21401

ISSUED
03/07/2017 PERMIT SUBMITTAL/ HPC REVIEW

DRAWING BY
DMD

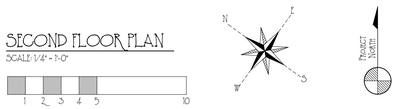
FLOOR PLANS

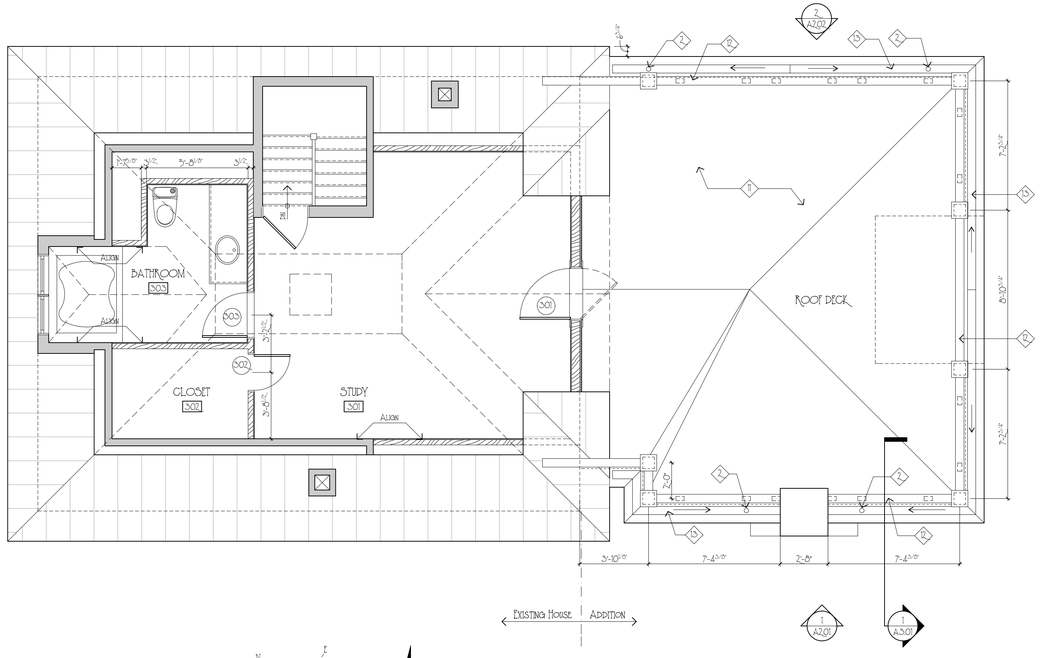
A1.101



SECOND FLOOR PLAN

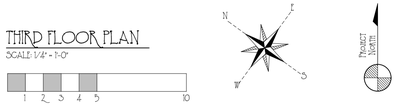
SCALE: 1/4" = 1'-0"





THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SCHEDULES, ALLOWANCES AND CALCULATIONS.
3. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 30" BELOW GRADE. (UNO)

WALL SYMBOL KEY

EXISTING WALLS TO REMAIN

NEW WALLS

CODED FLOOR PLAN NOTES

THIS SHEET ONLY

1. WOOD STAIR AND HANDRAIL PER IRC 2012.
2. COPPER DOWNSPOUT. TIE INTO EXISTING SYSTEM.
3. 1x4 HORIZONTAL WOOD SCREEN.
4. WOOD POST. SEE STRUCTURAL DOCS.
5. REINFORCED CONCRETE STAIR.
6. FLOOD DRAIN.
7. ROCK FACE BLOCK RETAINING WALL TO MATCH EXISTING BASEMENT WALL.
8. 5/4" PT DECK.
9. INFILL WALL TO MATCH EXISTING ADJACENT.
10. CONCRETE SLAB- SEALED.
11. ELASTOMERIC, WALKABLE, MEMBRANE ROOF.
12. WOOD GUARDRAIL- PAINTED, PER IRC 2012.
13. BUILT-IN GUTTER.

GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 CONDUIT STREET, ANNAPOLIS, MARYLAND, 21401

ISSUED
03/07/2017 PERMIT SUBMITTAL/ HPC REVIEW

DRAWING BY
DMD

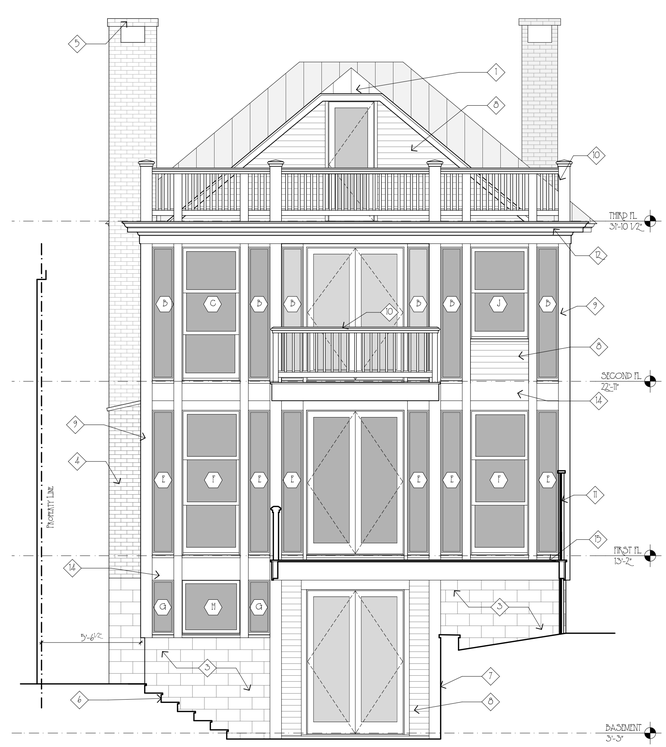
FLOOR PLANS

A1.102

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10



EAST ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

CODED NOTES

1. PAINTED METAL ROOF TO MATCH EXISTING IN KIND INCLUDING RIDGE AND VALLEY DETAILS.
2. CEDAR SHINGLE SIDING TO MATCH EXISTING
3. ROCK FACE BLOCK TO MATCH EXISTING
4. BRICK VENEER
5. CHIMNEY CAP TO MATCH EXISTING
6. CONCRETE STAIR
7. ROCK FACE BLOCK RETAINING WALL
8. 1X4 HORIZONTAL WOOD SIDING- PTD
9. 5/4 WOOD TRIM-PTD
10. WOOD GUARD RAIL PER IRC 2012- PTD
11. WOOD PRIVACY FENCE- PTD
12. WOOD CORNICE TO MATCH EXISTING- PTD
13. WOOD STAIR- PTD BALUSTRADE AND RISERS, ICE TREADS
14. 1X WOOD TRIM- PTD
15. TG&V PT. DECK
16. 4X4 WOOD POST
17. COPPER DOWNSPOUT. TIE INTO EXISTING SYSTEM.

GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 CONDUIT STREET, ANNAPOLIS, MARYLAND, 21401

ISSUED
03/01/2017 PLANNING COMMISSION / HPC REVIEW

DRAWING BY
DMS

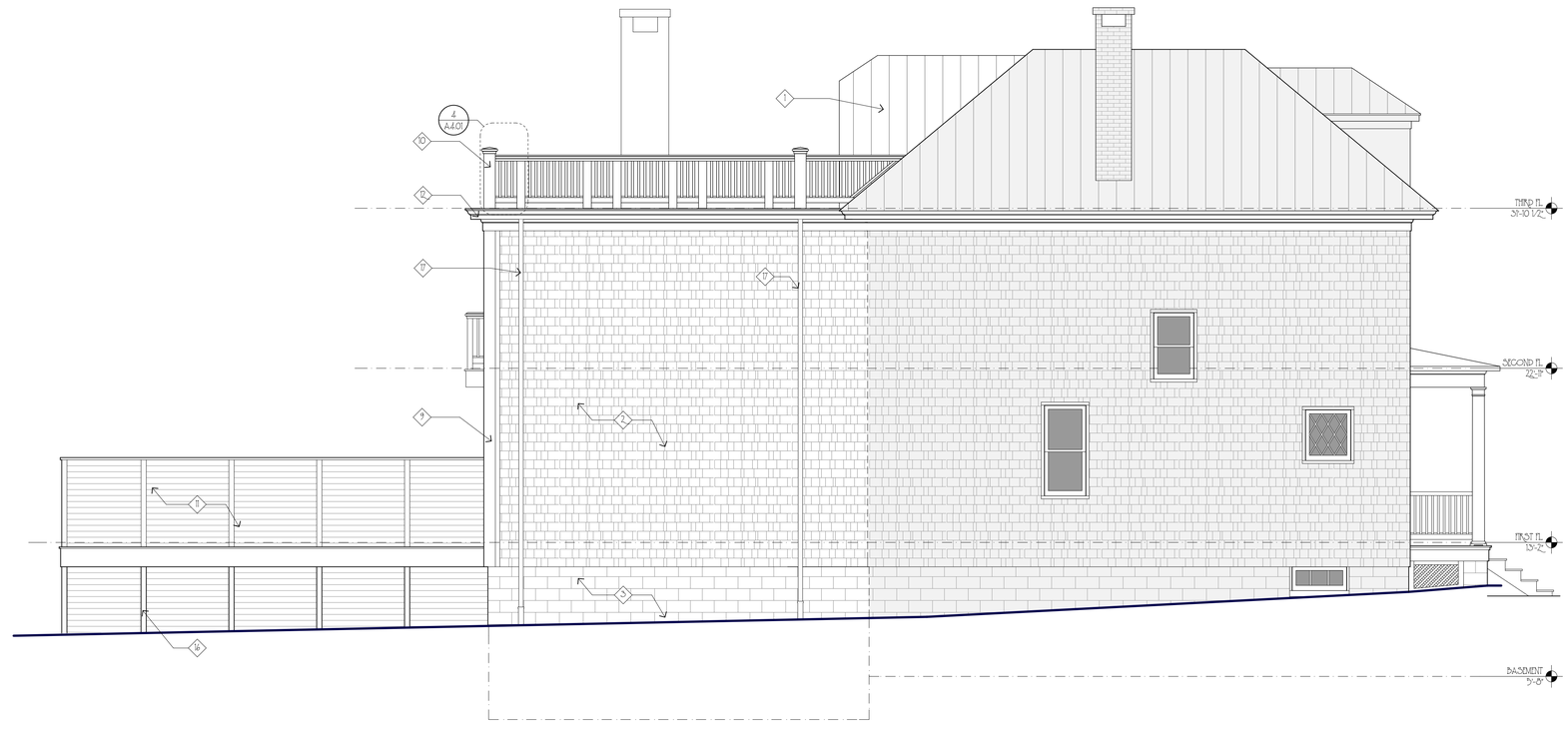
EXTERIOR ELEVATIONS

A2.01

EAST ELEVATION ~ DECK

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1 2 3 4 5 10

CODED NOTES

1. PAINTED METAL ROOF TO MATCH EXISTING IN KIND INCLUDING RIDGE AND VALLEY DETAILS.
2. CEDAR SHINGLE SIDING TO MATCH EXISTING
3. ROCK FACE BLOCK TO MATCH EXISTING
4. BRICK VENEER
5. CHIMNEY CAP TO MATCH EXISTING
6. CONCRETE STAIR
7. ROCK FACE BLOCK RETAINING WALL
8. 1X4 HORIZONTAL WOOD SIDING- PTD
9. 5/4 WOOD TRIM-PTD
10. WOOD GUARD RAIL PER IRC 2012- PTD
11. WOOD PRIVACY FENCE- PTD
12. WOOD COPINGS TO MATCH EXISTING- PTD
13. WOOD STAIR- PTD BALUSTRADE AND RISERS, ICE TREADS
14. 1X WOOD TRIM- PTD
15. TECH PT. DECK
16. 4X4 WOOD POST
17. COPPER DOWNSPOUT. TIE INTO EXISTING SYSTEM.

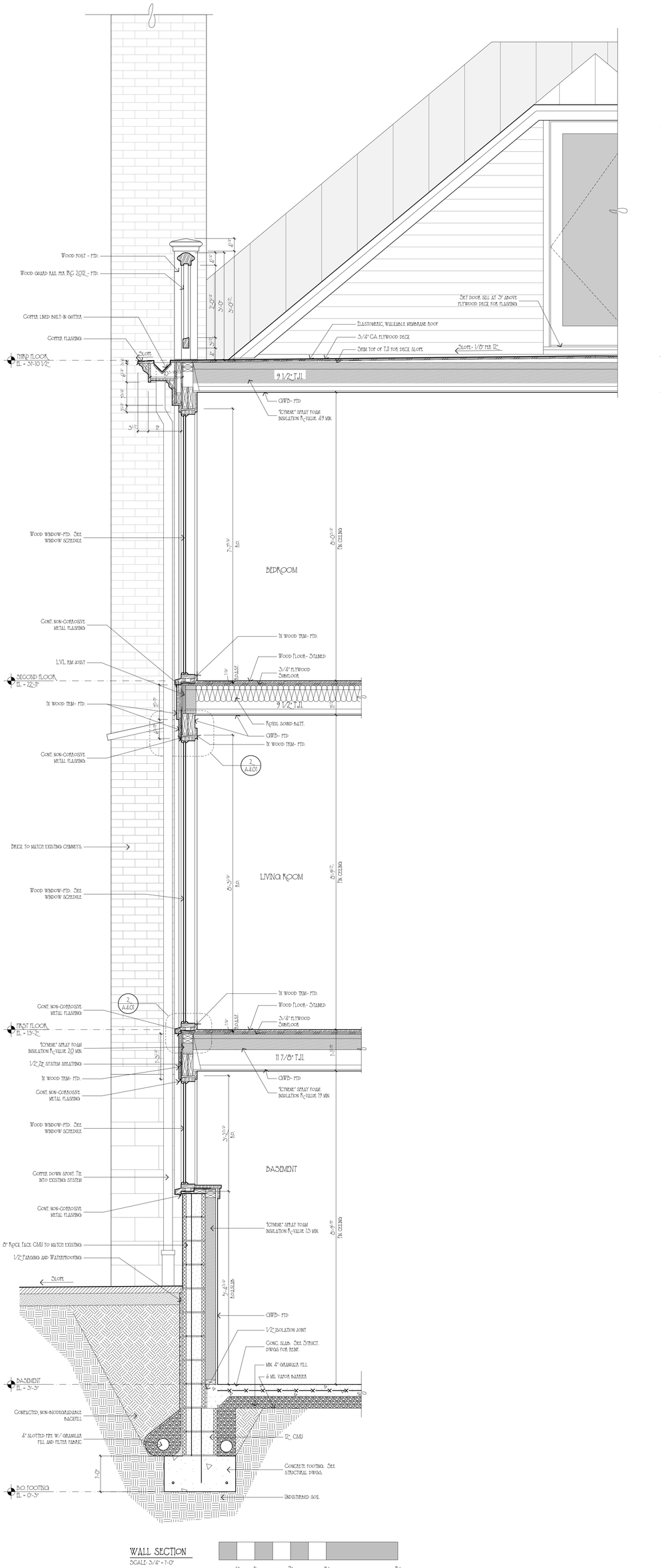
GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 CONDUIT STREET, ANNAPOLIS, MARYLAND, 21401

ISSUED
03/02/2017 PLANT. SUBMITTAL/ HPC REVIEW

DRAWING BY
DMS

EXTERIOR ELEVATIONS
A2.02



WALL SECTION

SCALE: 3/4" = 1'-0"

6" 1' 2' 3' 5'

Wall Section	Drawings By	Issued
A3.01	DAS	03/05/2017 Permit Submittal/HPC Review

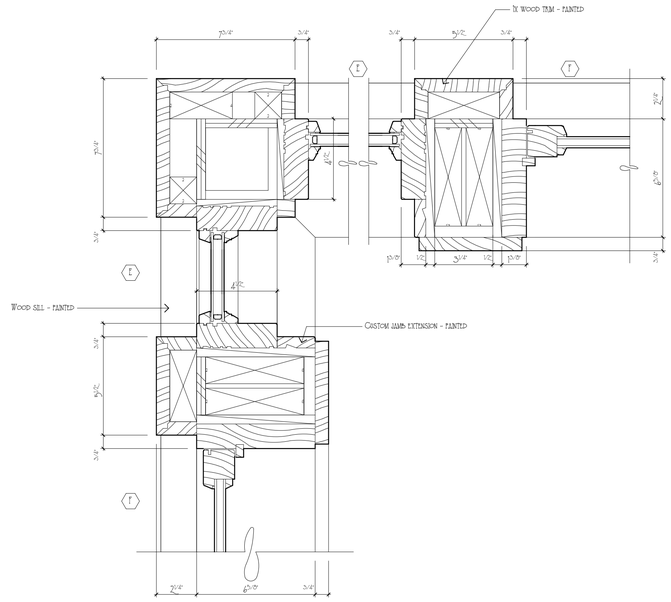
STACEY ADAMS & MIKE HANTKE

76 Conduit Street, Annapolis, Maryland, 21401

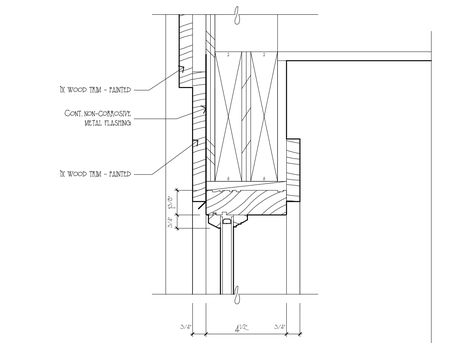
GOOD ARCHITECTURE

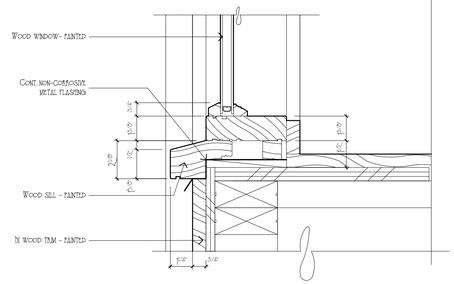
Professional Corporation

132 West street • Annapolis, Maryland 21401 • Telephone: 410.268.7414 • Facsimile: 410.268.7438

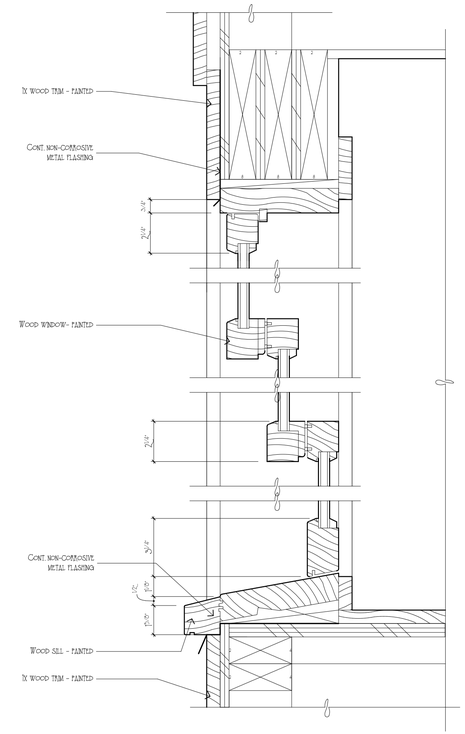


1 A101 WINDOW JAMB
SCALE: 3" = 1'-0"



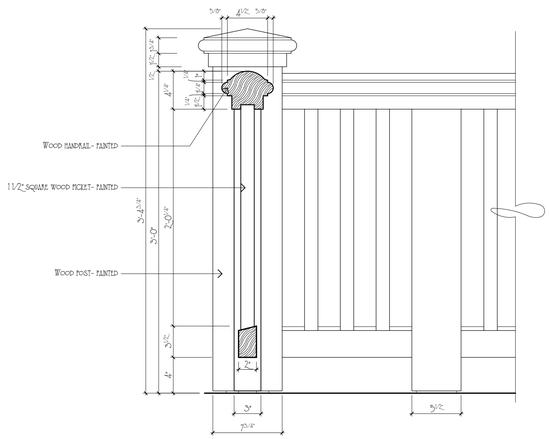


2 A3.01 DIRECT SET HEAD & SILL
SCALE: 3" = 1'-0"



3 A3.01 TRIPLE HUNG HEAD & SILL
SCALE: 3" = 1'-0"

1 2 3 4 5 6 1'-0"



4 A2.02 GUARD RAIL DETAIL
SCALE: 1 1/2" = 1'-0"

1 2 3 4 5 6 1'-0"

GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 CONDUIT STREET, ANNAPOLIS, MARYLAND, 21401

ISSUED
03/19/2021 Permit Submittal/ HPC Review

DRAWING BY
DMD

DETAILS
A4.01

DOOR SCHEDULE

NO.	LEAF SIZE	THK.	OPERATION	MANUF.	MATERIAL	FINISH	PANEL TYPE	HARDWARE	REMARKS
B01a	2'-6" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
B01b	1 PR 2'-8" x 8'-0"	1 3/4"	Swing		Wood	Painted	French		tempered
B02	3'-0" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
B03	2'-6" x 6'-8"	1 3/8"	Pocket		Wood	Painted	Five Panel		
B04	3'-0" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
103	2'-4" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
104	1 PR 2'-8" x 8'-0"	1 3/4"	Swing		Wood	Painted	French		tempered
201	1 PR 2'-3" x 6'-8"	1 3/4"	Sliding		Wood	Painted	Five Panel		
203	3'-0" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
204	2'-4" x 6'-8"	1/2"	Swing		Wood	Glass	Flush		tempered
205	2'-4" x 6'-8"	1/2"	Swing		Wood	Glass	Flush		tempered
206	2'-6" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
207a	2'-6" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
207b	1 PR 2'-8" x 7'-5"	1 3/4"	Swing		Wood	Painted	French		tempered
208	2'-6" x 6'-8"	1 3/8"	Pocket		Wood	Painted	Five Panel		
301	2'-8" x 6'-8"	1 3/4"	Swing		Wood	Painted	French		tempered
302	2'-6" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		
303	2'-6" x 6'-8"	1 3/8"	Swing		Wood	Painted	Five Panel		

WINDOW SCHEDULE

MARK	QUANT.	TYPE	MANUF.	MODEL #	FRAME SIZE (WXH)	MATERIAL	FINISH	LITES W/H	R.O. Width	R.O. Height	JAMB DEPTH	REMARKS
A	1	Direct Set	Loewen	Custom	39 1/2" X 90"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass
B	10	Direct Set	Loewen	Custom	15 3/4" X 90"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass
C	3	Triple Hung	Dover	Custom	40 1/4" x 90"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass
D	1	Direct Set	Loewen	Custom	39 1/2" X 97 1/2"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass
E	8	Direct Set	Loewen	Custom	15 3/4" X 97 1/2"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass
F	4	Triple Hung	Dover	Custom	40 1/4" x 97 1/2	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass
G	4	Direct Set	Loewen	Custom	15 3/4" X 37 1/8"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	
H	3	Awning	Loewen	Custom	40 1/4" X 37 1/8"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	
J	1	Double Hung	Dover	Custom	62" x 90"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	
K	2	Direct Set	Loewen	Custom	54" X 90"	Douglas Fir	Painted	1/1 TDL	Coordinate w/ mfr. Recommendations		4 11/16"	Tempered glass

GOOD ARCHITECTURE
Professional Corporation
132 West Street • Annapolis, Maryland 21401 • Telephone 410.268.7414 • Facsimile 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

Issued	03/01/2017 Permit Submittal / HPC Review
Drawn by	DAS
Schedules	A.9.01

DESIGN LOADS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (LATEST EDITION) PLUS ALL LOCAL BUILDING CODES AND ORDINANCES.

2. DESIGN LIVE LOADS:

ROOF	30 PSF MIN. + DRIFT
FLOOR	
LIVING	40 PSF
BEDROOMS	30 PSF
DECKS	40 PSF

3. SNOW LOADING IS BASED ON THE FOLLOWING. DRIFTING OR SLIDING SNOW LOADS HAVE BEEN CONSIDERED WHERE APPROPRIATE.

GROUND SNOW LEVEL	20 PSF
FLAT-ROOF SNOW LOAD	14 PSF
SNOW EXPOSURE FACTOR	1.0
SNOW THERMAL FACTOR	1.0
SNOW LOAD IMPORTANCE FACTOR	1.0

4. WIND LOADING IS BASED ON THE FOLLOWING:

BASIC WIND SPEED	120 MPH
EXPOSURE CATEGORY	C
IMPORTANCE FACTOR	1.0
BUILDING CATEGORY	SIMPLE DIAPHRAGM, LOW-RISE, ENCLOSED RIGID STRUCTURE
INTERNAL PRESSURE COEFF.	±0.18

5. DESIGN EARTHQUAKE LOADS ARE BASED ON THE FOLLOWING:
(Delete if 1 or 2 family dwelling in A, B or C w/ Ss<0.4g)

SITE CLASS	D
SEISMIC IMPORTANCE FACTOR	1.0
SEISMIC USE GROUP	I
SPECTRAL RESPONSE ACCEL. (S_s)	0.150g
SPECTRAL RESPONSE ACCEL. (S_1)	0.055g
SPECTRAL RESPONSE COEFF. (S_{DS})	0.160g
SPECTRAL RESPONSE COEFF. (S_{D1})	0.088g
RESPONSE MODIFICATION FACTOR (R)	6.5
SEISMIC DESIGN CATEGORY	B

6. FLOOD AREAS

FLOOD ZONE	AE
BASE FLOOD ELEV.	10'

GENERAL NOTES

1. FOR DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.

2. EXISTING CONDITIONS AND MEASUREMENTS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. VERIFY CONDITIONS AND DIMENSIONS PRIOR TO INITIATION OF WORK. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN, NOTIFY OWNER IMMEDIATELY.

3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND PROTECTION REQUIRED TO STABILIZE AND PROTECT EXISTING CONSTRUCTION THROUGHOUT THE COURSE OF THE PROJECT.

4. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATION TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) REGULATIONS, PLUS ALL LOCAL BUILDING CODES AND ORDINANCES. CONTRACTOR TO PROVIDE OWNER WITH AN ELEVATION CERTIFICATE.

5. THESE STANDARD DETAILS ARE GENERIC IN NATURE AND MAY REQUIRE SOME MINOR INTERPRETATION BY THE CONTRACTOR. CONTACT BAKER, INGRAM & ASSOCIATES WITH ANY QUESTIONS OR DISCREPANCIES.

6. ALL DETAILS MAY OR MAY NOT BE INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY THE DETAIL AS APPROPRIATE.

7. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. PROVIDE ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

9. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.

10. ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

11. ANY AND ALL MODIFICATIONS TO THE STRUCTURAL ELEMENTS INDICATED ON THESE DRAWINGS MUST BE APPROVED IN ADVANCE BY BAKER, INGRAM & ASSOCIATES.

EXISTING CONDITIONS

1. EXISTING CONDITIONS INDICATED ARE OBTAINED FROM AVAILABLE SOURCES (EXISTING DRAWINGS, FIELD SURVEYS, ETC.) AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. CONTRACTOR(S) SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.

2. SEE ARCH DRAWINGS FOR LIMITS OF DEMOLITION OF EXISTING CONSTRUCTION WHERE REQUIRED.

FOOTINGS

1. FOOTINGS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF. GENERAL CONTRACTOR TO RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO FIELD VERIFY MINIMUM ALLOWABLE BEARING CAPACITY AND SUITABILITY OF THE SUBGRADE FOR THE PROPOSED BUILDING.

2. PLACE FOOTINGS ON FIRM, DRY, NON-FROZEN SUBGRADE. REMOVE SOFT SOILS ENCOUNTERED DURING EXCAVATION FOR FOOTINGS. BACKFILL THESE EXCAVATIONS AND AREAS REQUIRING STRUCTURAL FILL WITH CLEAN, MOIST, GRANULAR SELECT BORROW (TYPE "6", GRADE V OR BETTER IN ACCORDANCE WITH DELDOT STANDARD SPECIFICATIONS) PLACED IN 8" MAXIMUM LIFTS. COMPACT TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D1557). BACKFILL AND COMPACT EVENLY ON BOTH SIDES OF CRAWL SPACE AND BASEMENT WALLS PRIOR TO FRAMING FIRST FLOOR. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR FRAMING HAS BEEN COMPLETED.
CRUSHED STONE: AASHTO #57 AGGREGATE; WASHED, UNIFORMLY GRADED AND FREE DRAINING. MECHANICALLY COMPACT OR ROLL.

CONCRETE

1. COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION).

2. COMPRESSIVE STRENGTH @ 28 DAYS:
WALLS - 3500 PSI
FOOTINGS - 3000 PSI
SLABS - 4000 PSI

3. AIR ENTRAINMENT: ASTM C260. AIR ENTRAIN ALL EXTERIOR CONCRETE.

4. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS.

5. WELDED WIRE FABRIC: ASTM A185

6. SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. PROVIDE JOINTS ON GROUND SUPPORTED SLABS IN A RECTANGULAR CONFIGURATION, WITH THE LONGER SIDE NO MORE THAN ONE-AND ONE-HALF TIMES THE LENGTH OF THE SHORTER SIDE. SPACE CONTROL JOINTS NO MORE THAN 10 FEET APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS.

7. SLAB ISOLATION JOINTS: PRE-MOLDED JOINT FILLER. USE AROUND ALL PILING, PIERS AND AT FOUNDATION WALLS.

8. TURN DOWN PERIMETER OF ALL SLABS ON GRADE TO 24" BELOW FINISHED GRADE.

9. VAPOR RETARDER (VAPOR BARRIER): UNLESS NOTED OTHERWISE PROVIDE 10 MIL VAPOR BARRIER DIRECTLY UNDER SLAB COMPLYING WITH ASTM E-1745 CLASS A PLACED OVER MINIMUM 4" THICK CONSOLIDATED LAYER OF GRANULAR FILL ("#57 STONE UNLESS NOTED OTHERWISE). PLACE PROTECT AND REPAIR SHEET VAPOR RETARDER ACCORDING TO ASTM E-1643 AND MANUFACTURER'S WRITTEN INSTRUCTIONS. LAP JOINTS 6" AND SEAL WITH MANUFACTURER'S RECOMMENDED TAPE.

CONCRETE MASONRY

1. COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 531.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION).

2. HOLLOW LOAD BEARING (H.L.B.): ASTM C90 GRADE N, TYPE I UNITS.

3. COMPRESSIVE STRENGTH: Fm = 1500 PSI MINIMUM

4. MORTAR: ASTM C270, TYPE S FOR FOUNDATION AND RETAINING WALLS.
ASTM C270, TYPE N FOR ABOVE GRADE, LOAD BEARING WALLS.
PROVIDE FULLY BEDDED JOINTS.

5. GROUT: ASTM C476 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.

6. HORIZONTAL JOINT REINFORCING: ASTM A82, GALVANIZED. PROVIDE TRUSS DESIGN WITH 9 GAUGE SIDE RODS AND 9 GAUGE CROSS TIES. PROVIDE AT 16" O.C. UNLESS OTHERWISE NOTED. TERMINATE AT WALL CONTROL JOINTS.

7. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS.

8. CONTROL JOINTS: PREFORMED NEOPRENE OR POLYVINYL CHLORIDE.

BRICK MASONRY

1. COMPLY WITH BRICK INSTITUTE OF AMERICA (BIA) "BUILDING CODE REQUIREMENTS FOR ENGINEERING BRICK MASONRY".

2. FACE BRICK: ASTM C216

3. MORTAR: ASTM C270, TYPE S

STRUCTURAL STEEL

1. COMPLY WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION).

2. STRUCTURAL STEEL WF SHAPES: ASTM A992

3. OTHER STRUCTURAL STEEL SHAPES: ASTM A36, U.N.O.

4. STEEL BARS, ANGLES & PLATES: ASTM A36, U.N.O.

5. ROUND PIPE: ASTM A53, TYPE E OR S

6. SQUARE OR RECTANGULAR TUBING: ASTM A500, GRADE B

7. FASTENERS: ASTM A325N

8. ANCHOR BOLTS: ASTM A307

9. PRIMER PAINT: FABRICATORS STANDARD RUST INHIBITING PRIMER.

10. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GR.B.

11. FULL DEPTH CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3" O.C. VERTICAL.

12. PROVIDE A MINIMUM ⅜" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS.

13. DESIGN CONNECTIONS FOR THE MINIMUM SHEAR CAPACITIES NOTED IN THE AISC BEAM TABLES OR FOR THE REACTIONS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.

14. GALVANIZE: ASTM A123 FOR SHAPES AND ASSEMBLIES, ASTM A153 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS. SEE PLAN FOR MEMBERS TO BE GALVANIZED.

15. WELDS: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE"

16. GROUT FOR BASE PLATES: NON-SHRINK, HIGH EARLY STRENGTH.

17. PUNCH HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEB) FOR BOLTING OF WOOD BLOCKING (⅝" DIA. HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END).

18. UNLESS NOTED OTHERWISE, PROVIDE A 4x4 OR 6x6 WOOD POST UNDER EACH END OF EACH STEEL BEAM (MATCH WALL THICKNESS). CONNECT STEEL TO POST WITH (2) ½" DIAMETER BOLTS AND WELDED STEEL PLATES AS NECESSARY.

19. SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

20. SEE FRAMING NOTES FOR MASONRY VENEER LINTELS.

WOOD FRAMING

1. COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (LATEST EDITION).

2. WOOD FRAMING: #2 S-P-F OR BETTER

3. STRUCTURAL SHEATHING: GROUP 1 APA RATED SHEATHING, MINIMUM SPAN RATING OF 32/16, MINIMUM 4 PLY, EXPOSURE 1. USE ¾" NOMINAL THICKNESS FOR FLOOR, ¾" FOR ROOFS, AND ½" FOR WALLS, UNLESS OTHERWISE NOTED. FOR FLOORS, USE TONGUE AND GROOVE PLYWOOD GLUED AND NAILED. FOR ROOFS, USE PLYWOOD CLIPS AT ALL UNSUPPORTED BUTT JOINTS.

4. WOOD EXPOSED TO THE ENVIRONMENT, WOOD BOLTED TO CONCRETE OR MASONRY AND WOOD DESIGNATED "TRTD" SHALL BE #2 SOUTHERN PINE OR BETTER. PRESSURE IMPREGNATED WITH AMMONIACAL COPPER QUATERNARY AMMONIUM (ACQ) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2, WITH A MINIMUM RETENTION OF 0.40 LBS PER CUBIC FOOT OF WOOD. THE MINIMUM DEPTH OF PENETRATION SHALL BE 2.5" OR 85% OF THE SAPWOOD.

ENGINEERED JOIST

1. MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MACMILLAN, GEORGIA-PACIFIC OR EQUIVALENT.

ENGINEERED BEAMS

1. MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MACMILLAN OR EQUIVALENT. MINIMUM DESIGN STRESSES; Fb: 2400 PSI, Fv: 285 PSI, E: 2,000,000 PSI.

2. MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O.).

3. ALL MULTI-PLY BEAMS SHALL BE BOLTED WITH ⅝" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.O.).

4. ALL PSL'S EXPOSED TO THE ENVIRONMENT OR AS NOTED SHALL BE WOLMANIZED TO THE APPROPRIATE LEVEL. CAP FLASH WHERE WATER WILL COME IN CONTACT WITH THE BEAM.

FRAMING NOTES

1. NAIL IN ACCORDANCE WITH RECOMMENDED WOOD FASTENING SCHEDULE IN APPLICABLE BUILDING CODE (HIGH WIND REGION). PROVIDE BLOCKING, BRIDGING, AND BRACING PER SAME CODE. AT A MINIMUM, PROVIDE BRIDGING AT EACH END OF JOIST, AND ONE ROW OF SOLID BRIDGING AT MIDSPAN FOR JOISTS 10' OR GREATER IN SPAN. PROVIDE SOLID BRIDGING BELOW ALL INTERIOR BEARING PARTITIONS.

2. ALL PILE GIRDERS TO BE TREATED FOR HIGH MOISTURE CONDITIONS.

3. FASTENERS: JOIST HANGERS, HURRICANE CLIPS, POST BASES, AND OTHER FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY SIMPSON, USP OR EQUAL, AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. ALL FASTENERS TO BE 16 GAUGE MINIMUM UNLESS NOTED OTHERWISE. PROVIDE HOT DIPPED GALVANIZED FINISH UNLESS NOTED OTHERWISE. AT OWNER'S OPTION, PROVIDE STAINLESS STEEL FASTENERS IN ALL EXTERIOR APPLICATIONS (6.6. TO PROVIDE PRICE FOR SS FASTENERS).

4. JOIST HANGERS: MINIMUM 16 GAUGE, SIZE AND PROFILE TO SUIT APPLICATION (UNLESS OTHERWISE NOTED). PROVIDE HANGERS FOR ALL FLUSH FRAMED JOISTS.

5. ALL COLUMNS IN INTERIOR WALLS TO BE (3) 2x4 UNLESS OTHERWISE NOTED. NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10d NAILS AT 6" O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 6" O.C. VERTICALLY.

6. ALL COLUMNS IN EXTERIOR WALLS TO BE (3) 2x6 UNLESS OTHERWISE NOTED. NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10d NAILS AT 6" O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 6" O.C. VERTICALLY.

7. PROVIDE KNEE BRACES ON DECKS WHERE SHOWN. LET KNEE BRACE INTO BEAM 1" AND PROVIDE (2) ⅜" DIAMETER LAG BOLTS. LET KNEE BRACE INTO COLUMN AND PROVIDE ½" DIAMETER THRU BOLT.

8. PROVIDE SOLID BLOCKING BELOW ALL COLUMNS, TO TRANSFER LOAD DIRECTLY TO FRAMING.

9. PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN.

10. PROVIDE DOUBLE JOIST AROUND ALL FLOOR AND ROOF OPENINGS (U.N.O.).

11. ALL MULTI-PLY BEAMS SHALL BE NAILED WITH 3 ROWS OF 10d NAILS AT 8" O.C. STAGGERED. BEAMS LOADED ON ONE FACE ONLY SHALL BE BOLTED WITH ½" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.O.).

12. BALLOON FRAME ALL END WALLS WITH CATHEDRAL CEILINGS (U.N.O.).

13. FASTEN GABLE END WALL STUDS TO CEILING DIAPHRAGM BY FASTENING NAILER TO EACH STUD AND BY FASTENING CEILING TO NAILER WITH 8d NAILS AT 6" O.C.

14. ENTIRE "LOWER" ROOF IS TO BE SHEATHED PRIOR TO INSTALLING OVERFRAMING.

15. ALL FLUSH FRAMED PSL BEAM TO PSL BEAM CONNECTIONS TO BE FASTENED WITH BEAM HANGERS TO BE DESIGNED AND PROVIDED BY PSL MANUFACTURER, UNLESS A SPECIFIC CONNECTOR IS CALLED FOR.

16. LINTEL SCHEDULE UNLESS OTHERWISE NOTED ON PLAN:

	ROUGH OPENING	LINTEL
2x6 WALLS	4'-0"	(3) 2x8 WITH 2 LAYERS OF ½" PLYWOOD
	6'-0"	(3) 2x10 WITH 2 LAYERS OF ½" PLYWOOD
	>6'-0"	(3) 2x12 WITH 2 LAYERS OF ½" PLYWOOD
2x4 WALLS	4'-0"	(2) 2x8 WITH 1 LAYER OF ½" PLYWOOD
	6'-0"	(2) 2x10 WITH 1 LAYER OF ½" PLYWOOD
	>6'-0"	(2) 2x12 WITH 1 LAYER OF ½" PLYWOOD

MASONRY VENEER LINTELS:
MASONRY OPENINGS UP TO 4'-0": L3½ x 3½ x ⅜
MASONRY OPENINGS 4'-0" TO 6'-0": L4 x 3½ x ⅜ LLV
MASONRY OPENINGS 6'-0" TO 8'-0": L5 x 3½ x ⅜ LLV
MASONRY OPENINGS 8'-0" TO 10'-0": L6 x 3½ x ⅜ LLV

GALVANIZE ALL LINTELS.
PROVIDE 8" BEARING EACH END.
FOR LINTELS WITH MASONRY >6'-0", PROVIDE ⅝" HOLE IN VERTICAL LEG AT MIDSPAN, AND LAG TO BACK-UP LINTEL.

17. GUARD RAIL DETAILS AND CONNECTIONS TO STRUCTURE ARE SPECIFICALLY NOT INDICATED ON THESE DRAWINGS DUE TO THE WIDE VARIETY OF RAILING TYPES AND FRAMING CONDITIONS. ALL GUARD RAILS MUST MEET CERTAIN MINIMUM LOADS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER FOR DETAILS AT CONTRACTOR'S OPTION.

ISSUED FOR PERMIT
MARCH 2, 2017

BAKER, INGRAM, & ASSOCIATES
STRUCTURAL ENGINEERS
326 First Street, Suite 21, Annapolis, MD 21403
Lancaster, Pennsylvania
Dover, Delaware
Newark, Delaware
Haddon Heights, New Jersey
Annapolis, Maryland
Project Number C10786
410.490.3825 Ph
302.734.7592 Fax
mail@bakeringram.com

KEY

(E)	EXISTING
	WALL BELOW
	WALL ABOVE
⊠	POST BELOW, (3 STUD MIN.)
□	POST ABOVE
■	STEEL COLUMN BELOW
	DIRECTION OF JOIST SPAN
	EXTENT OF JOIST SPAN
	STEP DOWN
	LINTEL
	FLUSH BEAM
	CONCRETE MASONRY WALL
	CONCRETE FOOTING
	EXISTING CONSTRUCTION TO REMAIN
— — —	EXISTING CONSTRUCTION TO BE REMOVED
○	12"Ø TIMBER PILE

STATE OF MARYLAND
JOHN K. WOOD
No. 30283
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30283, EXPIRATION DATE 5/18/2018.

GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
832 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY, ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

Issued	Drawing By	Notes
12/15/2017 For Client Review- Not For Construction	AJC	

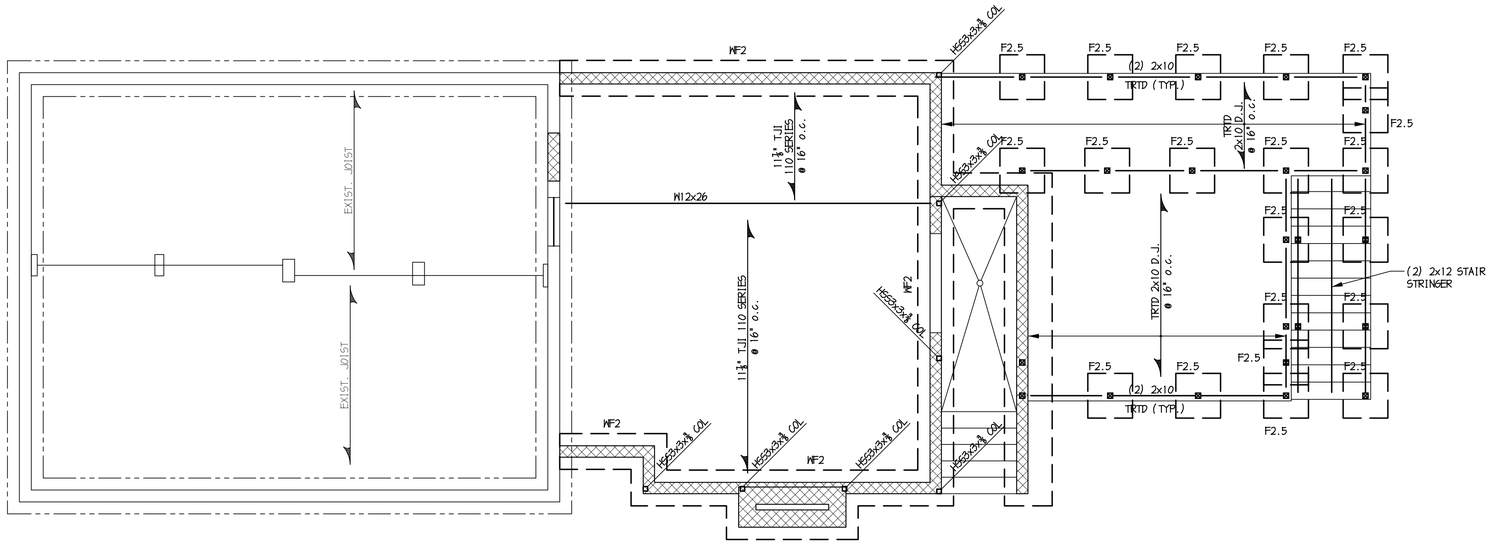
S1.00

ISSUED FOR PERMIT
MARCH 2, 2017

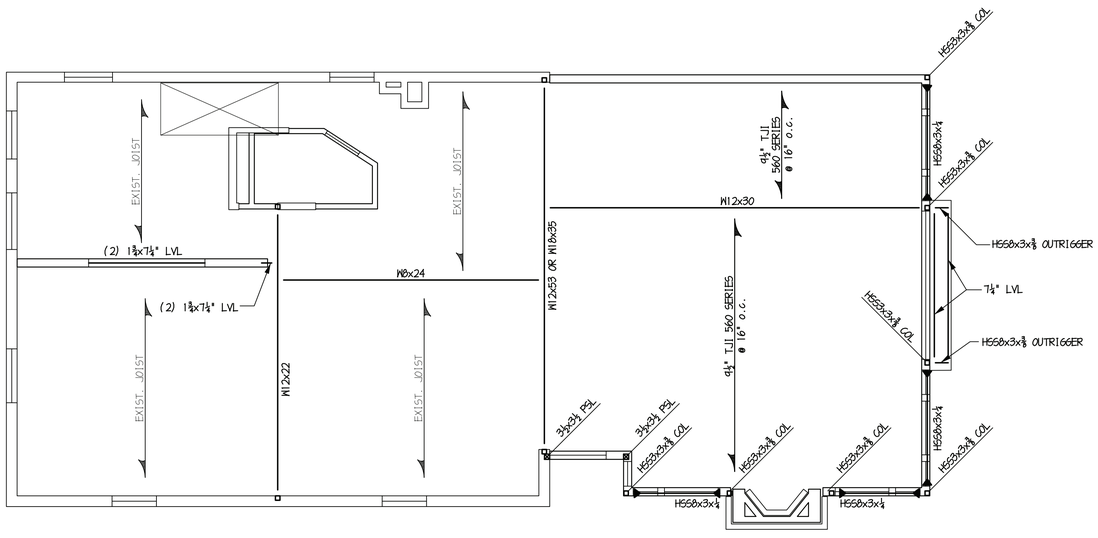
BAKER, INGRAM, & ASSOCIATES
STRUCTURAL ENGINEERS
326 First Street, Suite 21, Annapolis, MD 21403
Lancaster, Pennsylvania
Dover, Delaware
Newark, Delaware
Haddon Heights, New Jersey
Annapolis, Maryland
Project Number C10786
410.490.3825 Ph
302.734.7592 Fax
mail@bakeringram.com

FOOTING SCHEDULE			
MARK	SIZE	THICK.	REINFORCING
WF2	2'-0" x CONT.	1'-0"	3 #5 LONGIT. #4 @ 48" TRANSV.
F2.5	2'-6" x 2'-6"	1'-0"	3 #5 E.W. BOTT.

NOTE:
ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF, TO BE VERIFIED IN FIELD BY A GEOTECHNICAL ENGINEER PRIOR TO CASTING FOOTING CONCRETE.



P1 / S1.01 FOUNDATION & FIRST FLOOR FRAMING PLAN
¼" = 1'-0"



P2 / S1.01 SECOND FLOOR FRAMING PLAN
¼" = 1'-0"

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30283, EXPIRATION DATE 5/18/2018.

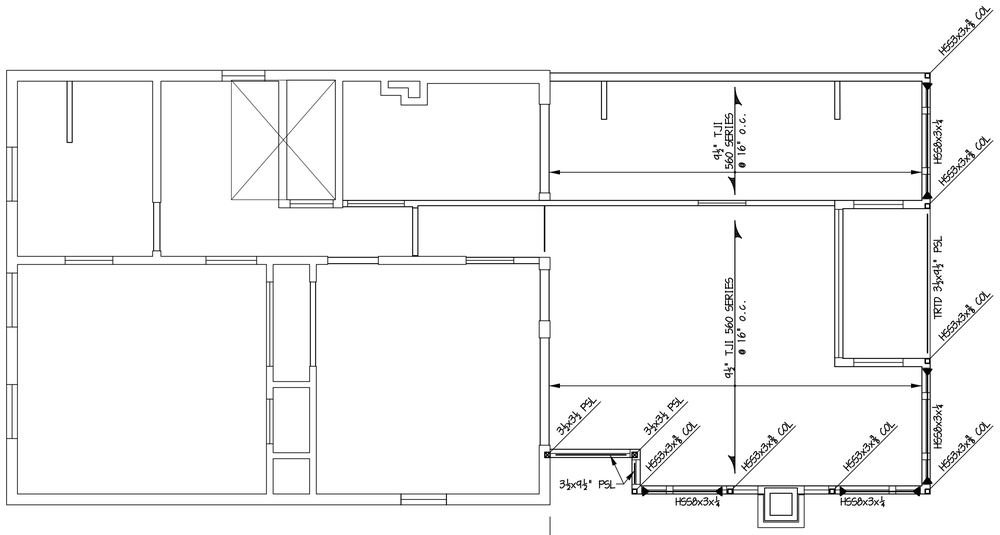
GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
832 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

Issued	Drawing By	Finish & Second
02/15/2017 For Client Review- Not For Construction	AJC	S1.01

ISSUED FOR PERMIT
MARCH 2, 2017

BAKER, INGRAM, & ASSOCIATES
STRUCTURAL ENGINEERS
326 First Street, Suite 21, Annapolis, MD 21403
Lancaster, Pennsylvania
Dover, Delaware
Newark, Delaware
Haddon Heights, New Jersey
Annapolis, Maryland
Project Number C10786
410.490.3825 Ph
302.734.7592 Fax
mail@bakeringram.com

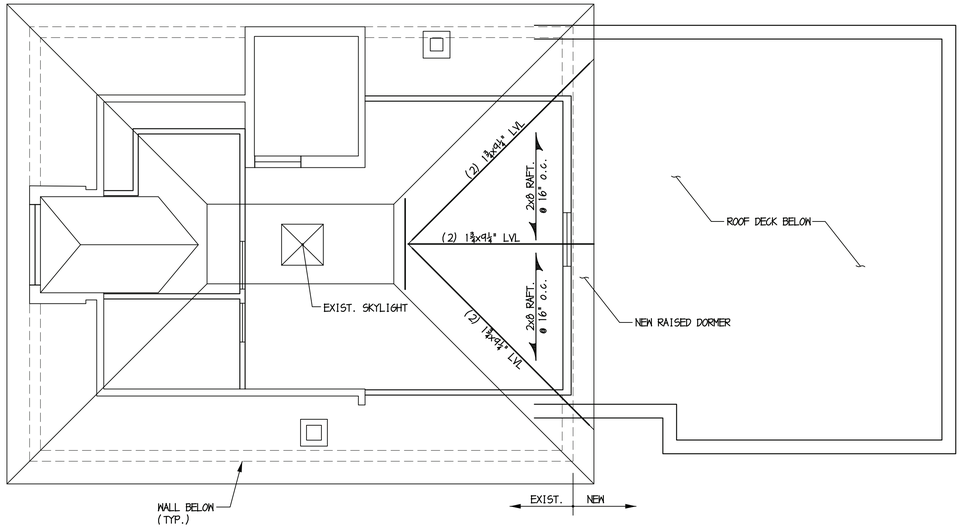


P1
S1.02

THIRD FLOOR FRAMING PLAN

¼" = 1'-0"

NOTES:
1. ▶— INDICATES MOMENT CONNECTION. FOR HSS MEMBERS PROVIDE A FULLY WELDED FLUSH JOINT. (TYP.)
2. FINISH FLOOR ELEVATION (TOP OF SUBFLOOR) __'-__".



P2
S1.02

ROOF FRAMING PLAN

¼" = 1'-0"

STATE OF MARYLAND
JOHN K. WOOD
No. 30283
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30283, EXPIRATION DATE 5/18/2018.

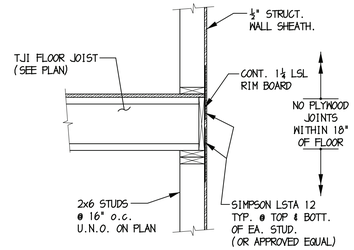
GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
832 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

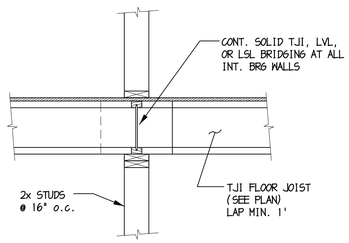
Issued	02/15/2017 For Client Review- Not For Construction
Drawing By	AJC
Third & Roof	S1.02

ISSUED FOR PERMIT
MARCH 2, 2017

BAKER, INGRAM, & ASSOCIATES
STRUCTURAL ENGINEERS
326 First Street, Suite 21, Annapolis, MD 21403
Lancaster, Pennsylvania
Dover, Delaware
Newark, Delaware
Haddon Heights, New Jersey
Annapolis, Maryland
Project Number C10786
410.490.3825 Ph
302.734.7592 Fax
mail@bakeringram.com

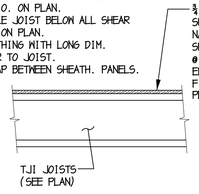


1 / S2.01 TYP. FLOOR BEARING @ EXT. WALL
¾" = 1'-0"

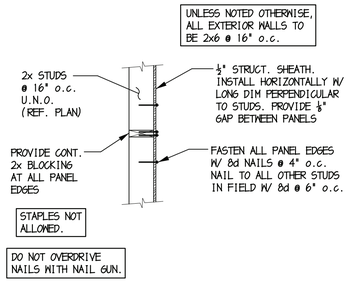


2 / S2.01 TYP. FLOOR BEARING @ INT. WALL
¾" = 1'-0"

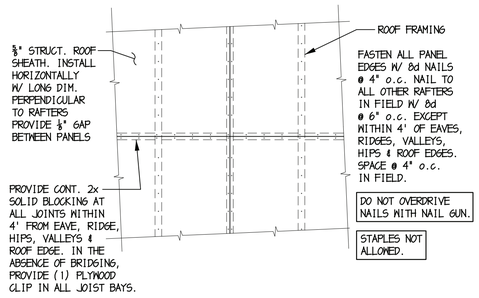
NOTES:
1. PROVIDE BRIDGING OR BAND BOARD AT ALL BEARING LOCATIONS.
2. PROVIDE BRIDGING @ 8'-0" o.c. MAX. PROVIDE MIN. (1) ROW OF INTERMEDIATE BRIDGING.
3. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS U.N.O. ON PLAN.
4. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS U.N.O. ON PLAN.
5. PROVIDE DOUBLE JOIST BELOW ALL SHEAR WALLS U.N.O. ON PLAN.
6. INSTALL SHEATHING WITH LONG DIM. PERPENDICULAR TO JOIST.
7. PROVIDE ⅛" GAP BETWEEN SHEATH. PANELS.



3 / S2.01 TYP. FLOOR & FLAT ROOF CONSTRUCTION
¾" = 1'-0"

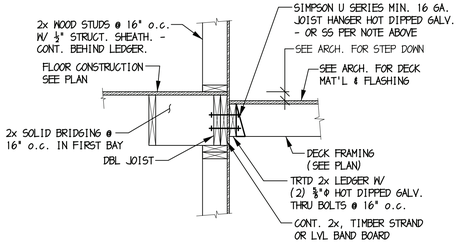


4 / S2.01 TYPICAL EXTERIOR WALL
¾" = 1'-0"



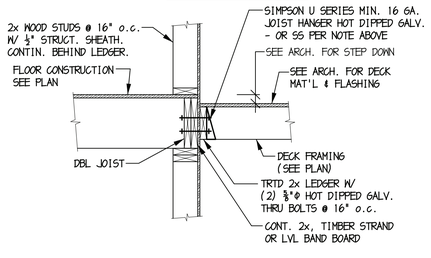
5 / S2.01 TYPICAL ROOF CONSTRUCTION
¾" = 1'-0"

AT OWNER OPTION, PROVIDE STAINLESS STEEL BOLTS, HANGERS, NAILS & SCREWS.

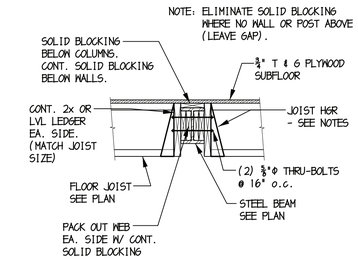


6 / S2.01 TYPICAL DECK LEDGER CONNECTION - FL JST PARALLEL
¾" = 1'-0"

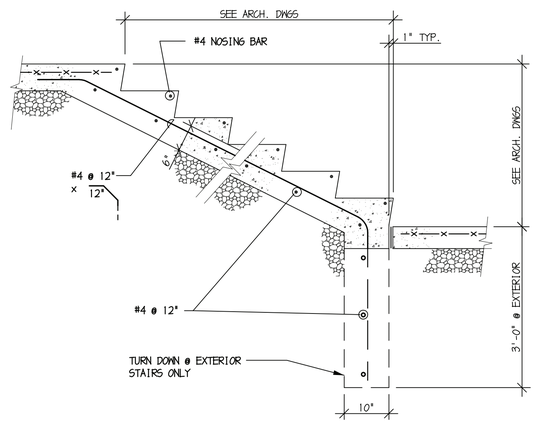
AT OWNER OPTION, PROVIDE STAINLESS STEEL BOLTS, HANGERS, NAILS & SCREWS.



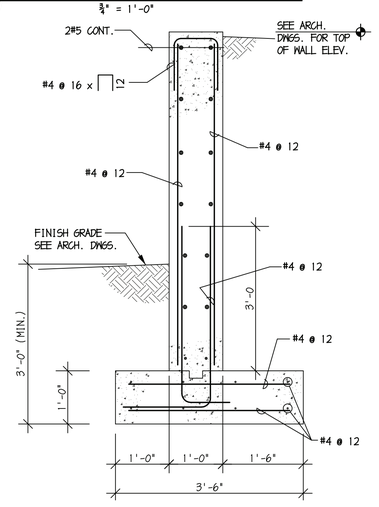
7 / S2.01 TYPICAL DECK LEDGER CONNECTION - FL JST PERP.
¾" = 1'-0"



8 / S2.01 FLUSH STEEL BEAM - PERP. TO JOIST
¾" = 1'-0"



9 / S2.01 CONCRETE STAIR DETAIL
¾" = 1'-0"



10 / S2.01 RETAINING WALL SECTION
¾" = 1'-0"

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30283, EXPIRATION DATE 5/18/2018.

GOOD ARCHITECTURE
PROFESSIONAL CORPORATION
932 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE 410.268.7414 • FACSIMILE 410.268.7438

STACEY ADAMS & MIKE HANTKE
76 Conduit Street, Annapolis, Maryland, 21401

Issued
02/15/2017 For Client Review- Not for Construction

Drawing By
AJC

Sections
S2.01